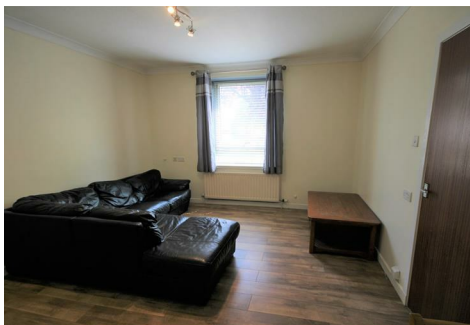




**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**33 Victoria Crescent, Elgin, IV30 1RQ**

**£110,000**

End-terraced bungalow situated within walking distance to Elgin Town Centre. The accommodation comprises entrance vestibule, hallway, lounge, kitchen, rear porch/utility, double bedroom and bathroom. The property, which would make an ideal first time buy or retirement property, further benefits from double glazing, gas central heating, front & spacious rear garden and off-street parking.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

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**ENTRANCE VESTIBULE**  
4'6" x 3'9" (1.38m x 1.16m)



Wooden and glazed door with spyhole; ceiling light fitting; fitted carpet; wooden and glazed door into hallway.

**HALLWAY**  
7'4" x 3'10" (2.25m x 1.17m)



Ceiling light fitting; fitted carpet; spacious walk-in storage cupboard (1.64m x 0.79m) housing the Vaillant gas central heating boiler and electric consumer units.

**BATHROOM**  
8'2" x 5'4" (2.49m x 1.64m)



Window to side; WC, sink and bath with mains fed shower over; ceiling light fitting; Xpelair extractor fan; tile effect flooring.

**BEDROOM**  
11'5" x 9'6" (3.49m x 2.90m)



Window to side; ceiling light fitting; fitted carpet; built-in wardrobe space (doors removed).

**LOUNGE**

15'7" x 12'6" (4.76m x 3.82m)



Window to front; ceiling light fitting; wood effect flooring; wall mounted gas fire; door to kitchen.

**KITCHEN**

10'9" x 6'11" (3.28m x 2.13m)



Window to rear; ceiling light fitting; tile effect flooring; fitted kitchen; slot-in cooker; plumbed in Beko washing machine; Xpelair fan; door to rear porch/utility.

**REAR PORCH / UTILITY**

6'8" / 3'11" (2.05m / 1.21m)



Wooden and glazed door to rear garden; window to rear; ceiling light fitting; tile effect flooring; wall unit; Beko fridge freezer.

**OUTSIDE**



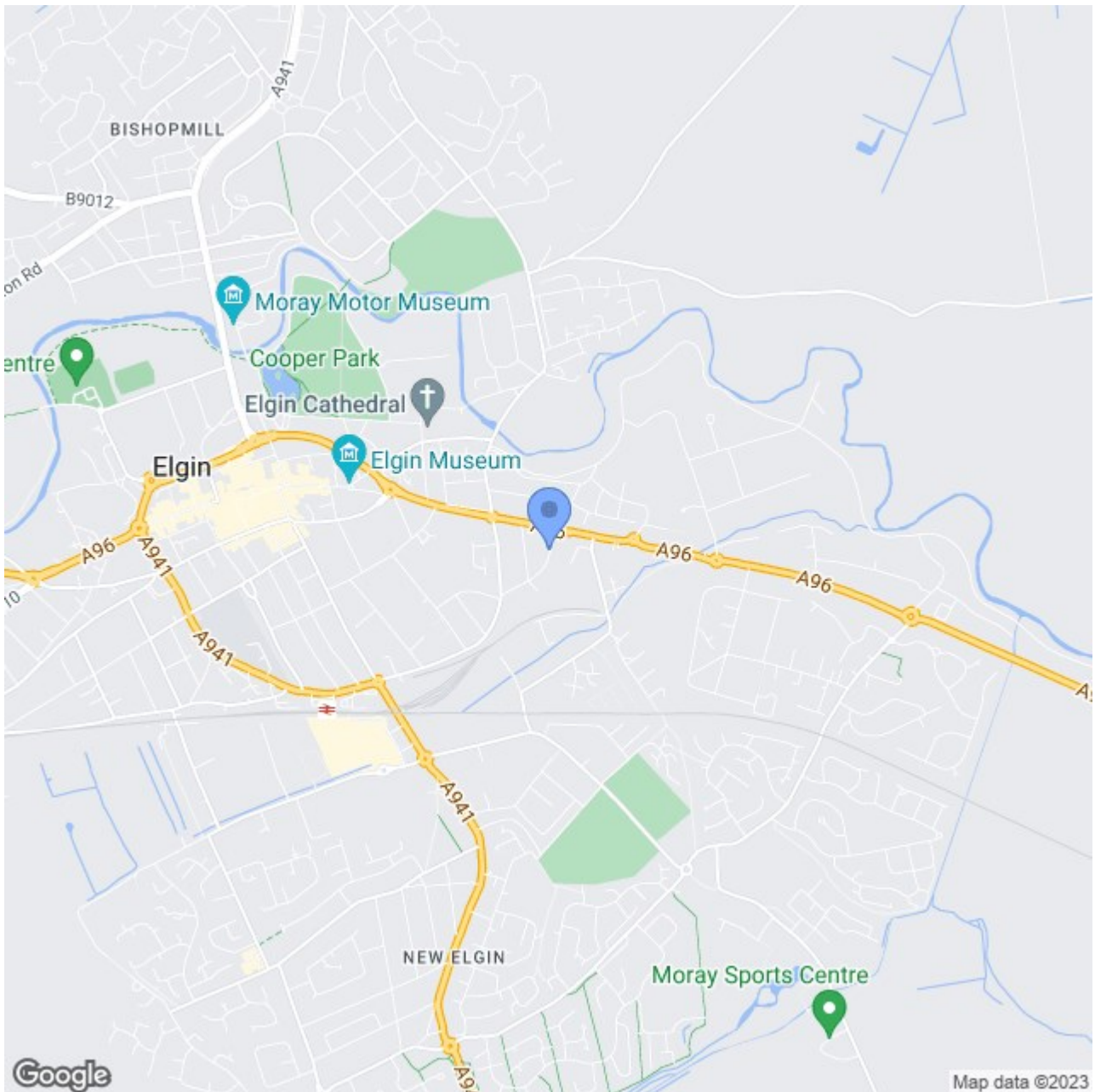
The garden to the front is laid to lawn with a paved pathway leading round to the side of the property. The spacious rear garden is also mainly laid to lawn with paved Patio area; rotary clothes dryer; wooden garden shed.

**NOTES**

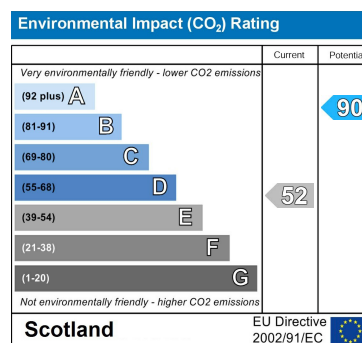
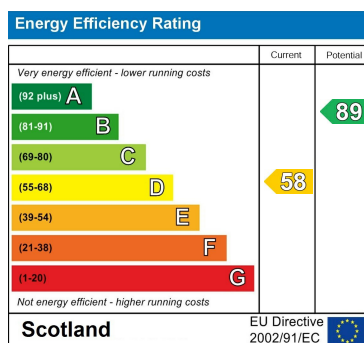
Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all curtains and blinds, all bathroom fittings, the slot-in cooker and washing machine in the kitchen, the fridge freezer in the rear porch/utility and the wooden shed and rotary clothes dryer in the garden.

Items of furniture can be included in the sale if desired.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.