



**Harper
Macleod LLP**
Estate Agents & Solicitors



18B Waterside Street, Elgin, IV30 4LU
Offers over £170,000

Two Bedroom Townhouse situated in a convenient location of Elgin within walking distance to Elgin Town Centre, Cooper Park and Seafield Primary School. The accommodation comprises entrance hallway, open plan lounge / kitchen, utility room, two bedrooms and two shower rooms. The property further benefits from double glazing, gas central heating, garage and rear garden.

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ENTRANCE HALLWAY



Wooden and glazed external door; ceiling light fitting; tile effect vinyl flooring; built-in under-stair storage cupboard; door to utility; door to study.

UTILITY ROOM

8'2" x 7'4" (2.50m x 2.25m)



Internal room; ceiling light fitting; tile effect flooring; base units and worktop; stainless steel sink and drainer; plumbing and space for under-counter washing machine and tumble dryer; space for free-standing fridge freezer; extractor fan; door to shower room.

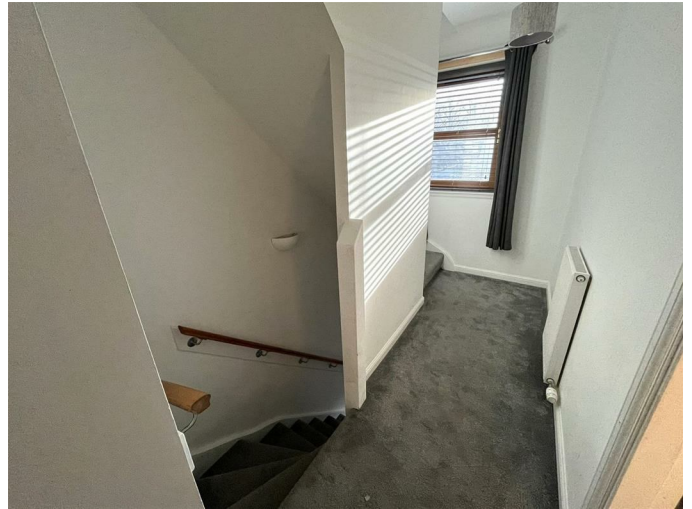
SHOWER ROOM

7'9" x 3'7" (2.38m x 1.10m)



Internal room; inset ceiling spotlights; shower enclosure with sliding door and mains fed shower; WC; vanity mounted sink; extractor fan.

FIRST FLOOR LANDING



Window to front; two ceiling light fittings; fitted carpet.

OPEN PLAN LOUNGE / KITCHEN
20'3" x 12'5" (6.18m x 3.79m)



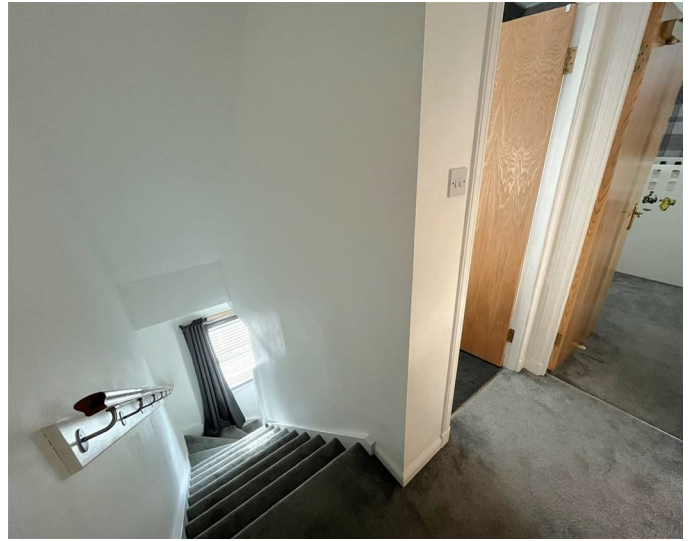
Two windows to front; ceiling light fitting & inset ceiling spotlights; wood effect flooring; modern fitted kitchen in light grey gloss with breakfast bar; built-in electric cooker; four ring electric hob and hood; space for under-counter fridge; built-in electric cooker; four ring electric hob; stainless steel sink and drainer; built-in cupboard housing Worcester gas central heating boiler; door to rear garden.

BEDROOM 2
10'5" x 8'0" (3.18m x 2.45m)



Window to rear; ceiling light fitting; fitted carpet; built-in wardrobe with hanging rail and shelving.

SECOND FLOOR LANDING



Ceiling light fitting; fitted carpet; built-in storage cupboard; hatch to loft space.

SHOWER ROOM
7'8" x 5'8" (2.36m x 1.73m)



Window to front; tile effect vinyl flooring; walk-in shower with mains fed shower; WC; vanity mounted sink.

BEDROOM 1

11'6" x 9'9" (3.53m x 2.98m)



Window to front; ceiling light fitting; fitted carpet; triple built-in mirrored wardrobes.

GARAGE / STUDY



The garage has been divided to form a games room / study. The dividing wall can be removed to be put back to a full size garage if desired.

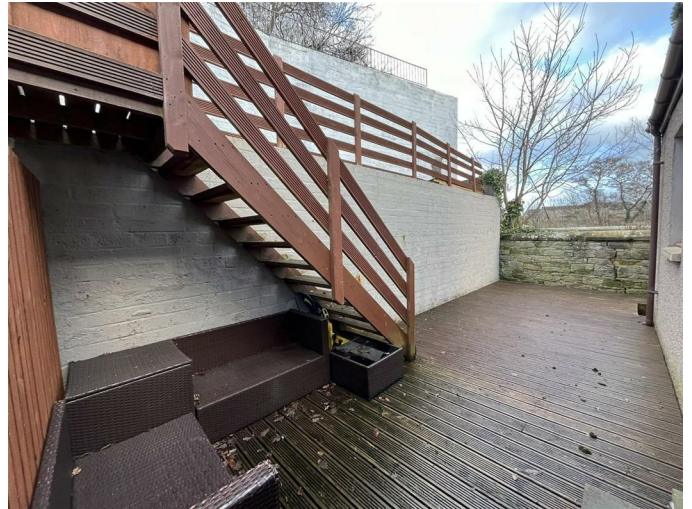
STUDY: 4.67m x 2.88m

Inset ceiling spotlights; fitted carpet; fitted radiator.

GARAGE SPACE:

Electric door; ceiling light fitting; electric consumer units.

OUTSIDE



There is a gate to the side with steps leading up to the rear garden. The fully enclosed rear garden is on two levels and is laid to decking on the lower level with steps leading to the upper level which is gravelled.

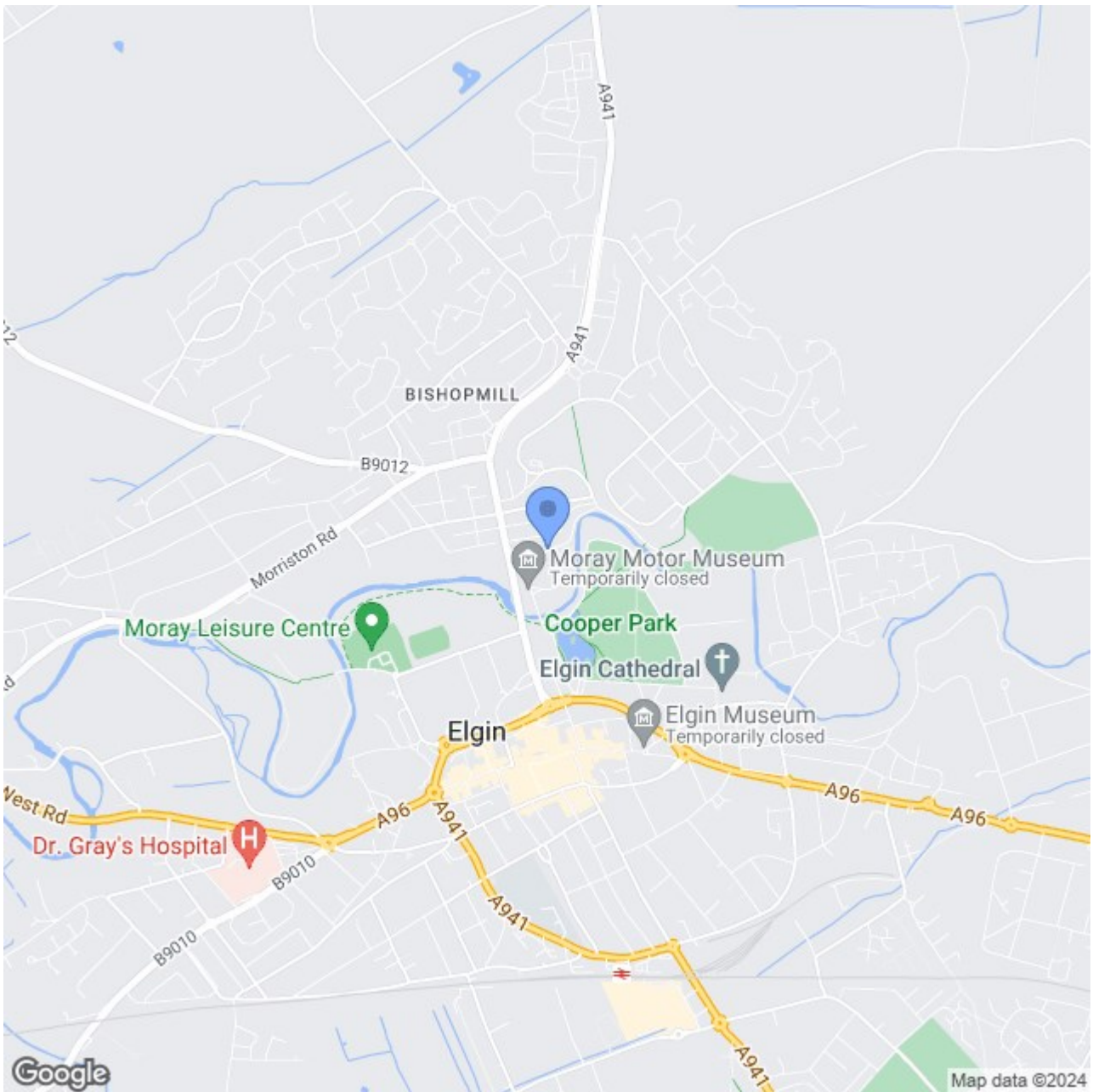
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all blinds and curtains, all bathroom fittings and the built-in electric oven and hob in the kitchen.

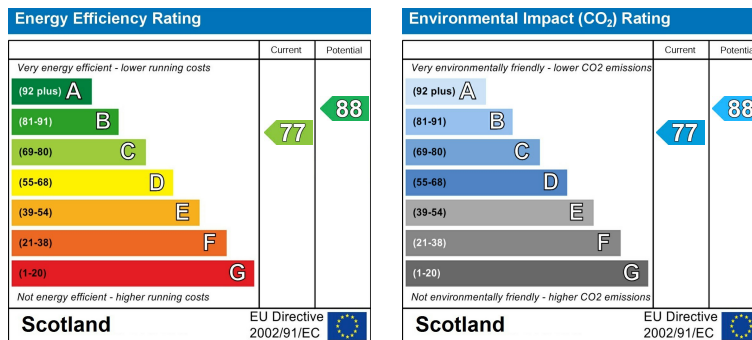
Council Tax Band: C

Viewings: Contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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