



**Harper
Macleod LLP**
Estate Agents & Solicitors



2 Muirfield Crescent, Elgin, IV30 6AD

Offers over £140,000

Semi-detached two bedroom house in excellent order throughout and situated at the entrance to a quiet cul-de-sac in a well established residential area of Elgin. The accommodation comprises entrance hallway, lounge/diner, dining kitchen, two double bedrooms and a shower room. The property further benefits from double glazing, gas central heating, garden and off-street parking.

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

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE HALLWAY



Window to front; built-in storage cupboard; fitted carpet; ceiling light fitting.

SHOWER ROOM

6'9" x 6'8" (2.06m x 2.04m)



Window to front; sink, wc and spacious shower enclosure with electric shower; ceramic tile flooring; ceiling light fitting.

LOUNGE/DINER

21'7" x 11'2" (6.59m x 3.42m)



Double aspect to front and rear; fitted carpet; ceiling light fitting.

DINING KITCHEN

14'2" x 7'11" (4.32m x 2.43m)



Window to rear; fitted kitchen in light wood effect; built-in single electric oven; four ring gas hob and hood; Hoover plumbed in washing machine; Indesit fridge freezer.

STAIRCASE AND LANDING

Fitted carpet; built-in storage cupboard housing the gas central heating boiler.



BEDROOM 1

14'9" x 9'11" (4.52m x 3.04m)



Velux window to rear; built-in wardrobe; fitted carpet; ceiling light fitting.

BEDROOM 2

15'4" x 8'10" (4.69m x 2.71m)



Velux window to rear; built-in wardrobe; fitted carpet; ceiling light fitting.

OUTSIDE



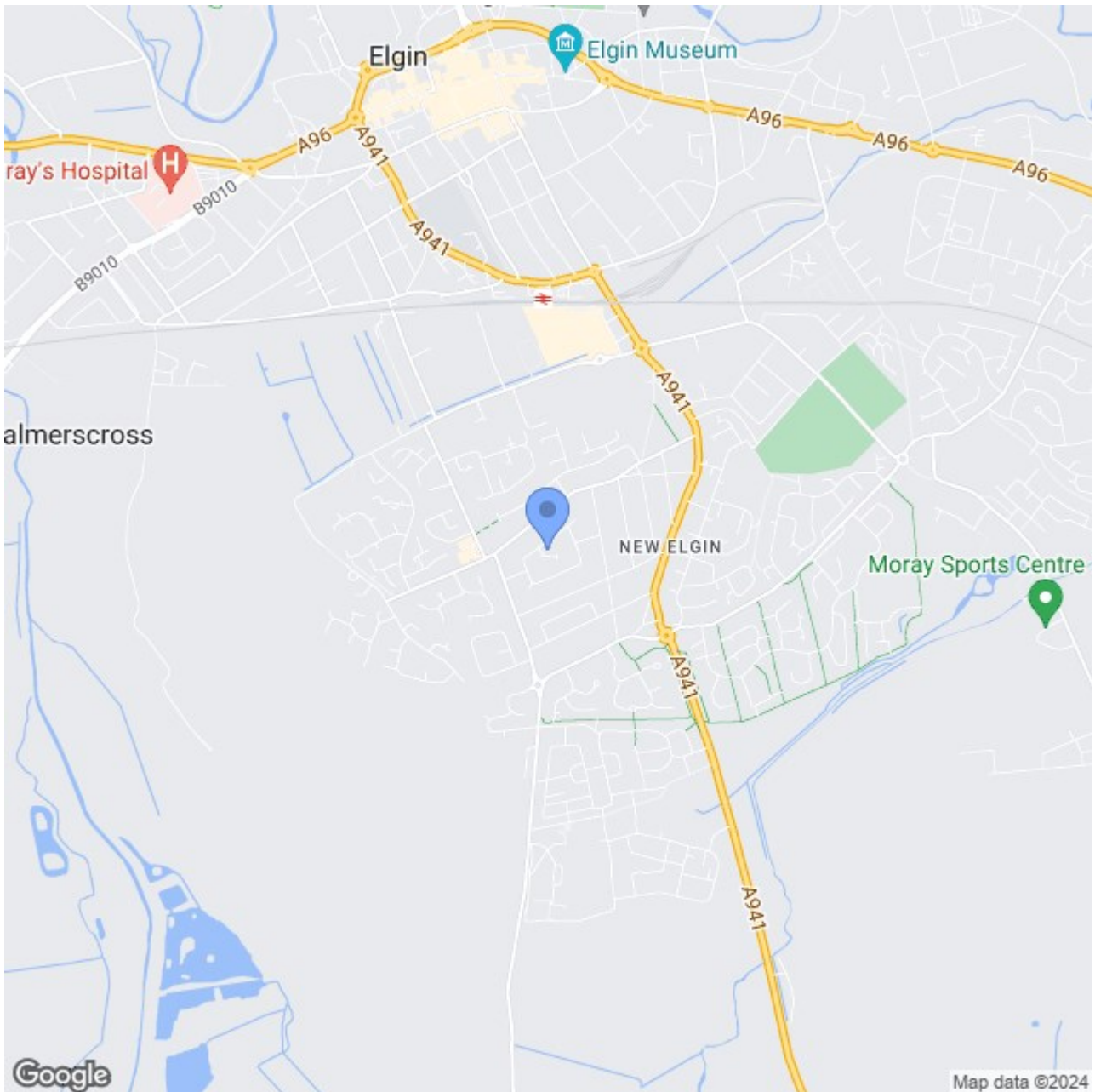
The garden to the front has a paved area for off-street parking and a good size area of lawn with a mature planted border. The fully enclosed garden to the rear is also laid to lawn with a paved area; stone shed.

NOTES

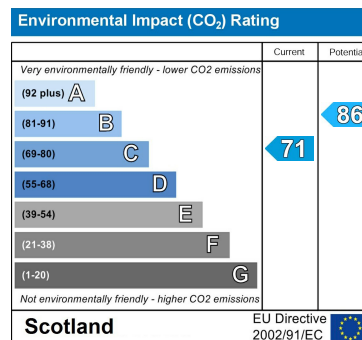
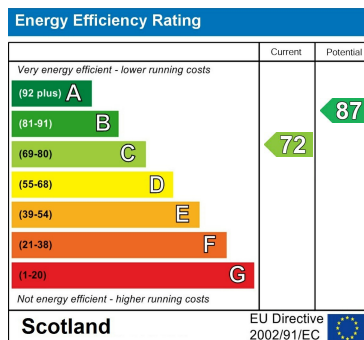
Included in the asking price are all carpets and fitted floor coverings; all blinds; all light fittings; all shower room fittings; the built-in electric oven, four ring gas hob, hood, Hoover plumbed in washing machine and Indesit fridge freezer in the kitchen.

Council Tax Band: B

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.

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

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>