



**Harper
Macleod LLP**
Estate Agents & Solicitors



24 Mackenzie Place, Elgin, IV30 4EY

Offers over £125,000

Three bedroom end terraced property situated in the popular Bishopmill area of Elgin and a short walk from Seafield primary school. The accommodation comprises entrance hallway, lounge, dining kitchen, utility room, three bedrooms and shower room. The property whilst in need of upgrading and modernisation would be an ideal first time or investment purchase.

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
8'0" x 6'0" (2.44 x 1.85)



Entrance door; glazed side panel; fitted carpet; ceiling light fitting.

LOUNGE
18'8" x 11'2" (5.70 x 3.41)



Double aspect to front and rear; feature fireplace with gas fire; wood effect flooring; two ceiling light fittings.

DINING KITCHEN
12'10" x 10'10" (3.93 x 3.31)



Windows to side and rear; base and wall units; slot-in gas cooker; plumbed in washing machine; built-in shelved cupboard; vinyl flooring; ceiling strip light fitting.

UTILITY ROOM
7'7" x 6'10" (2.32 x 2.09)



uPVC and glazed door to side; range of units; space for tumble dryer; wall mounted electric consumer units; tile effect flooring; ceiling light fitting.

STAIRCASE AND LANDING

Window to rear; built-in shelved linen cupboard; fitted carpet; ceiling light fitting.

BEDROOM 1

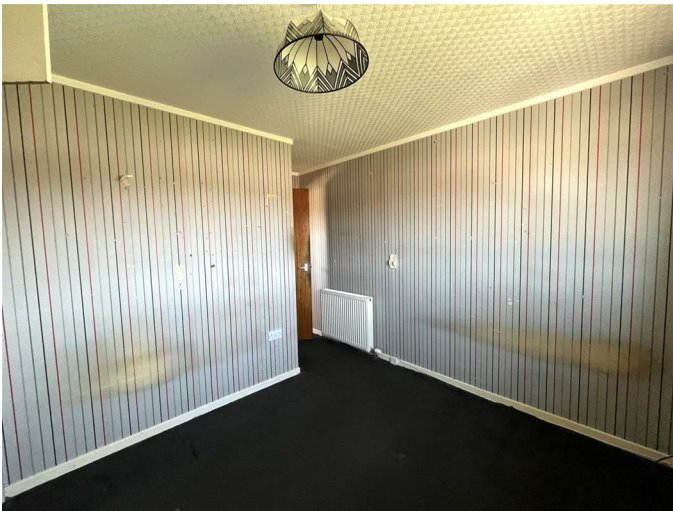
12'10" x 12'9" (at widest) (3.92m x 3.91m (at widest))



Window to front; fitted carpet; ceiling light fitting.

BEDROOM 2

11'1" x 9'4" (3.40 x 2.85)



Window to front; fitted carpet; ceiling light fitting.

BEDROOM 3

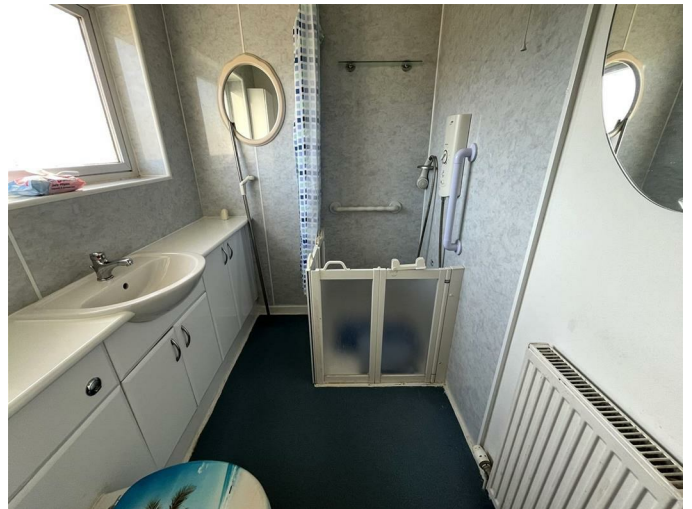
9'1" x 8'1" (2.78 x 2.48)



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

SHOWER ROOM

6'6" x 5'6" (2 x 1.69)



Window to rear; vanity mounted sink and wc; wet room style shower enclosure with electric shower; vinyl flooring; ceiling light fitting; extractor fan.



OUTSIDE



The garden to the front has an area of lawn with paved pathways and borders for planting. A path leads round to the rear garden which is laid to lawn; three wooden garden sheds; clothes poles and ropes.

NOTES

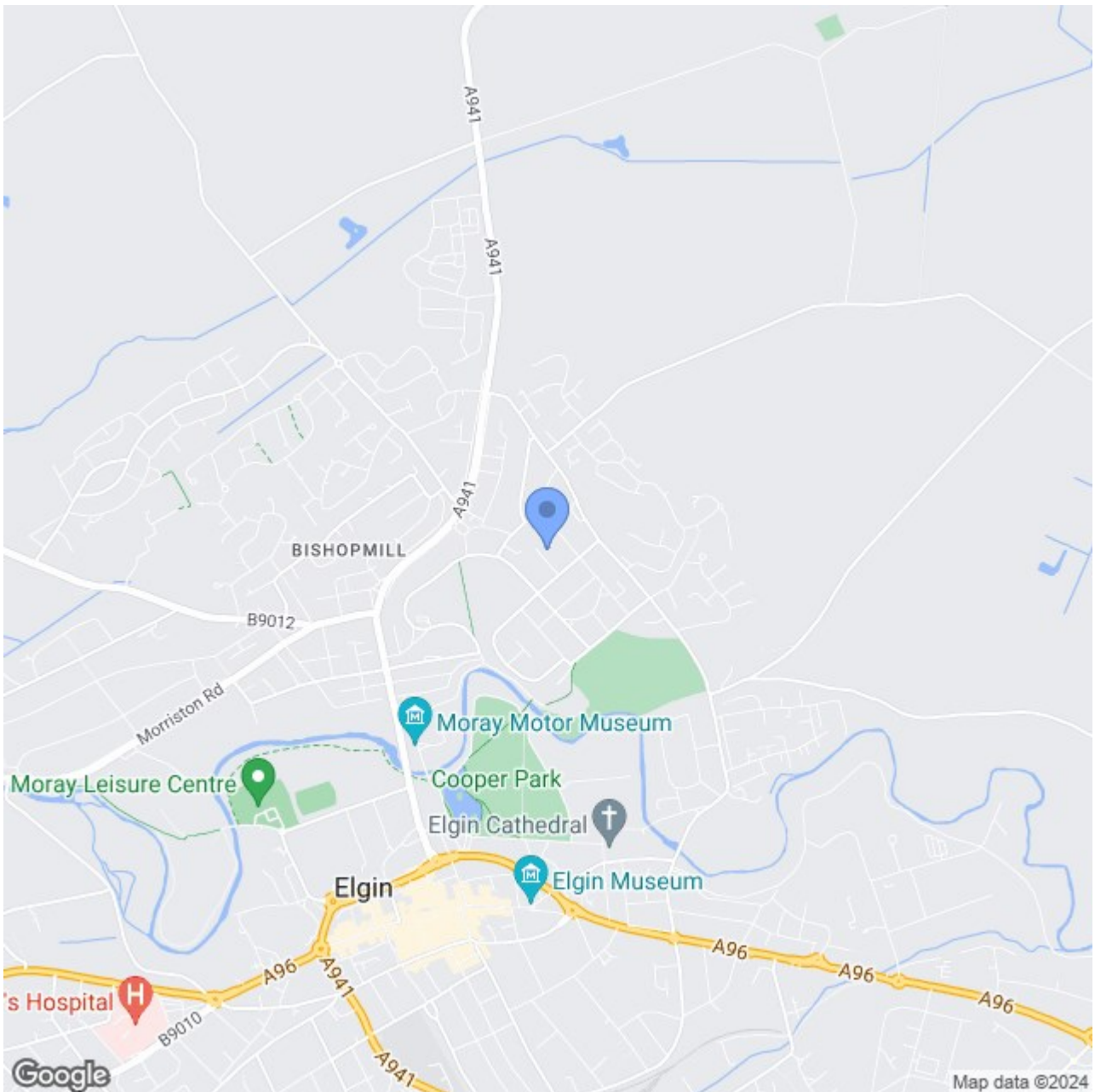
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all shower room fittings; the slot-in gas cooker and washing machine in the kitchen and the tumble dryer in the utility room; the three wooden sheds and clothes poles and ropes in the garden.

Number 23 MacKenzie Place has a right of access across the rear garden of number 24.

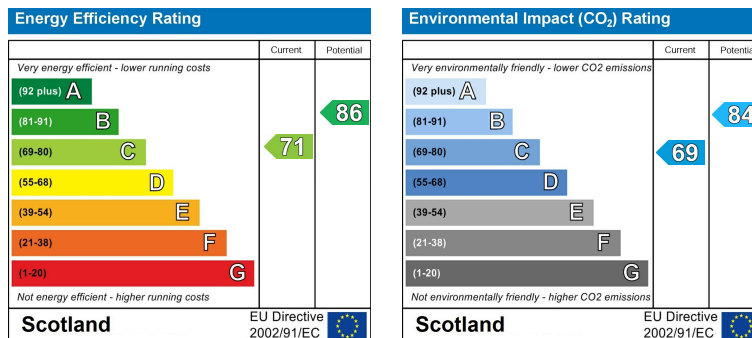
Council Tax Band: B



Area Map



Energy Efficiency Graph



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