



**21 Braemorrison Road, Elgin, IV30 4DT**  
**Offers over £135,000**

Two bedroom mid-terraced bungalow situated in the popular Bishopmill area of Elgin. The accommodation comprises entrance vestibule, lounge, kitchen, two bedrooms and bathroom. The property, which would make an ideal home for a first time buyer or for those looking to downsize, further benefits from double glazing, gas central heating, and gardens to the front and rear.



**ENTRANCE VESTIBULE**  
4'5" x 3'9" (1.37m x 1.16m)



UPVC & glazed door; ceiling light fitting; fitted carpet; door to bedroom 2; door to lounge.

**BEDROOM 2**  
11'2" x 9'3" (3.42m x 2.83m)



Window to front; free-standing wardrobes; ceiling light fitting; fitted carpet.

**LOUNGE**  
15'6" x 12'9" (4.73m x 3.89m)



Window to front; gas fire with back boiler; ceiling light fitting; fitted carpet; door to hallway.

**HALLWAY**  
Wooden and glazed door to rear garden; built-in storage cupboard; wall mounted cabinet housing electric consumer units; ceiling light fitting; hatch to the loft space; fitted carpet.

**BEDROOM 1**  
11'5" x 9'4" (3.48m x 2.87m)



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

## BATHROOM

7'4" x 5'11" (2.25m x 1.82m)



Internal room; bath with Triton electric shower over; wall mounted sink; WC; ceiling light fitting; extractor fan; wet-room style flooring.

## KITCHEN

10'9" x 9'1" (3.28m x 2.79m)



Windows to rear and side; fitted kitchen with sink and drainer; slot-in Creda electric cooker; Beko washing machine; Beko tumble dryer; space for free-standing fridge freezer; built-in storage cupboard; ceiling strip light; vinyl flooring.

## OUTSIDE



The garden to the front is paved with planted borders for ease of maintenance; a shared pathway leads to the property. The rear garden is laid to a mix of paving, gravel and lawn; patio area; wooden shed; wooden summerhouse; wooden bench seat; rotary clothes dryer.

## 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, washing machine and tumble dryer in the kitchen and the rotary clothes dryer, wooden shed, summerhouse and seat in the garden.

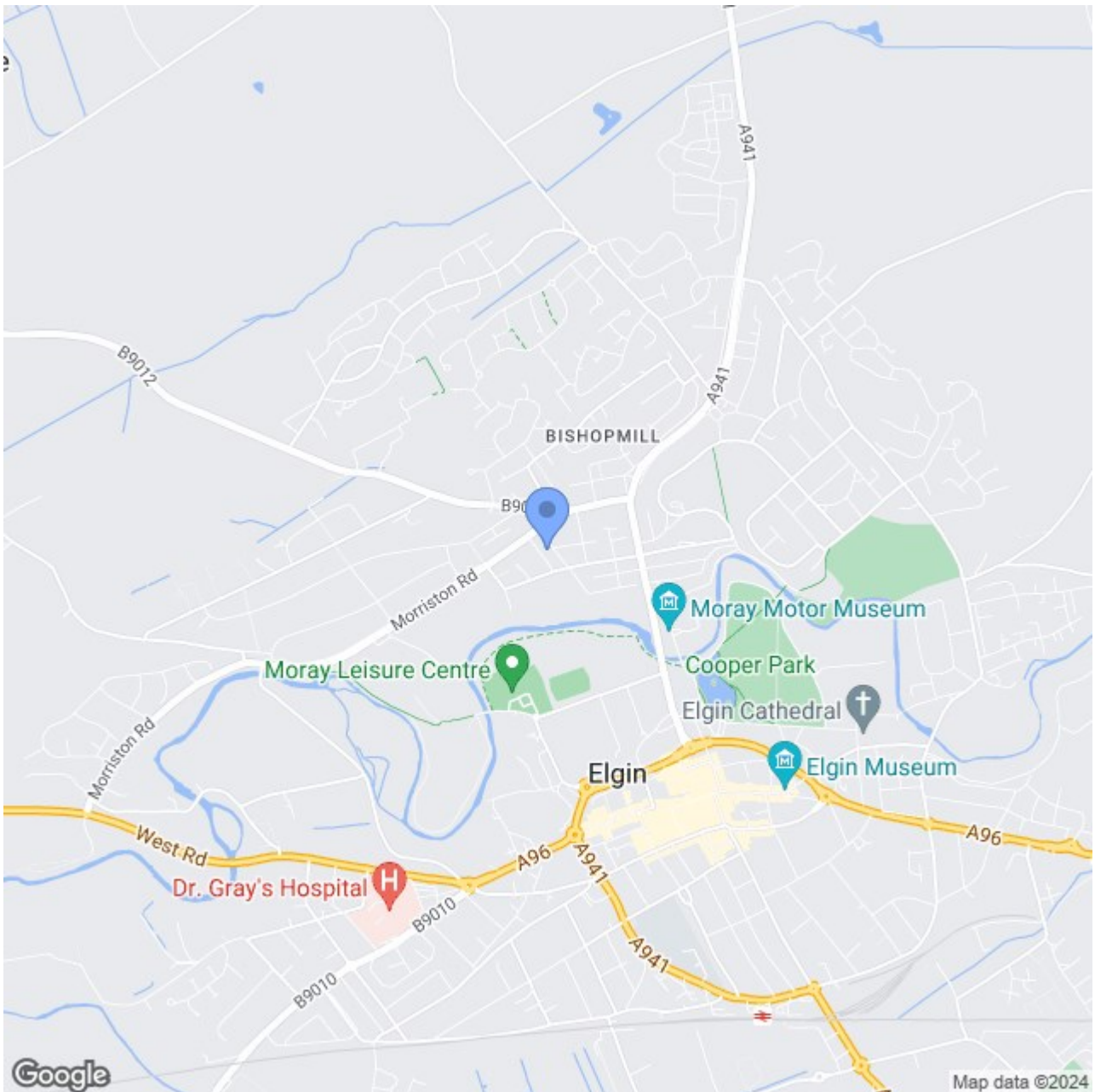
Items of furniture may be included in the sale if desired. The free-standing fridge freezer is available by separate negotiation.

Council Tax Band: B

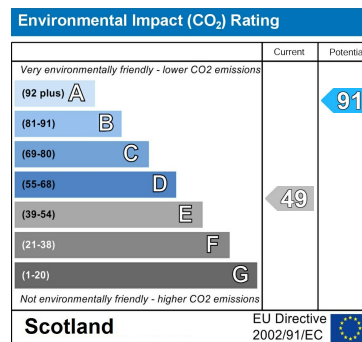
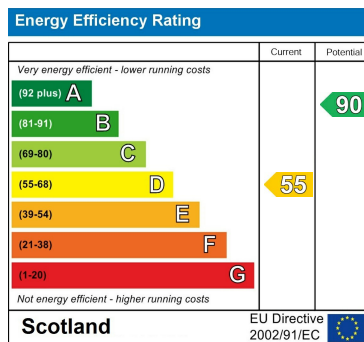
Viewings: Contact selling agent on 01343 555150.



## 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.

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