



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**18 Mitchell Crescent, Elgin, IV30 4EH**

**Offers over £220,000**

Immaculate three bedroom bungalow situated in the popular Bishopmill area of Elgin. Local shops are a short walk from the property and the Cooper Park and High Street are also within walking distance. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, three double bedrooms and a wet room. The property further benefits from double glazing, gas central heating, gardens to front and rear.

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

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**ENTRANCE VESTIBULE**

6'0" x 3'11" (1.85 x 1.21)

uPVC and glazed entrance door; built-in storage cupboard housing the gas central heating boiler; fitted carpet; ceiling light fitting.

**HALLWAY**



Fitted carpet; two ceiling light fittings; hatch with pull down ladder to the loft space.

**LOUNGE**

19'5" x 14'4" (5.92 x 4.38)



Window to front; Sandstone fire surround with electric fire; fitted carpet; ceiling light fitting; Velux sun tunnel.

**BEDROOM 2**

10'1" x 9'4" (3.09 x 2.85)



Window to rear; fitted carpet; ceiling light fitting.

**DINING KITCHEN**

12'3" x 9'2" (3.75 x 2.81)



Window to rear; fitted kitchen in cream gloss; built-in single electric oven; four ring gas hob and hood; plumbing and space for washing machine; vinyl flooring; two ceiling light fittings.

**WET ROOM**

9'3" x 5'10" (2.82 x 1.80)



Wet room with ample space for wheel chair access; sink; wc and electric shower; wet room vinyl flooring; ceiling light fitting; extractor fan.

**BEDROOM 3**

12'9" x 7'8" (3.90 x 2.35)



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

**BEDROOM 1**

10'10" x 10'9" (3.32 x 3.29)



Window to front; double built-in wardrobe; fitted carpet; ceiling light fitting.

**OUTSIDE**



The garden to the front has been paved and is bound by a wall, double gates and a further single gate. A secure wooden gate leads to the fully enclosed rear garden which is all low maintenance gravel and paving; rotary clothes dryer; two clothes poles and rope and a wooden garden shed.

**NOTES**

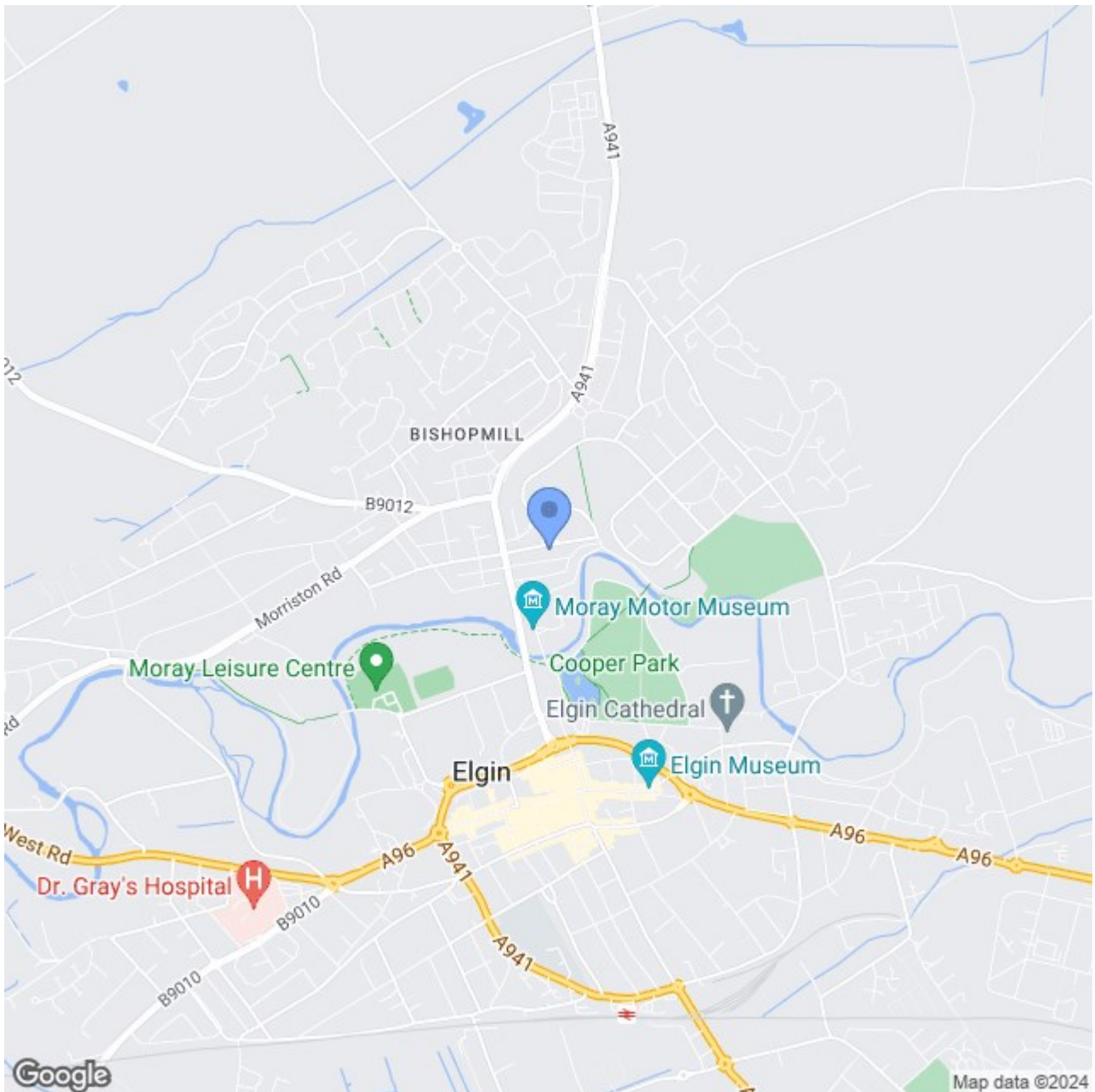
Included in the asking price are all carpets and fitted floor coverings; all curtains and blinds; all light fittings; all wet room fittings; the built-in electric oven, gas hob and hood and the rotary clothes dryer, clothes poles and rope and wooden garden shed in the garden.

Council Tax Band: C

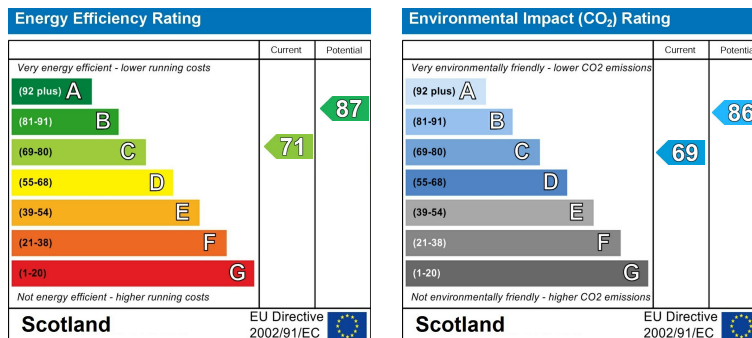
VIEWING CONTACT SELLING AGENT



## Area Map



## Energy Efficiency Graph



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