



**Harper
Macleod LLP**
Estate Agents & Solicitors



6 Birnie Drive, Elgin, IV30 6JB
Offers over £220,000

Modern end-terraced house situated in a popular residential area of Elgin. The accommodation comprises entrance hallway, lounge/dining area, kitchen, guest WC, three double bedrooms and a family bathroom. The property further benefits from double glazing, gas central heating, front and rear gardens, garage and driveway.

ENTRANCE HALLWAY
10'7" x 9'11" (3.23m x 3.03m)



Wooden door; ceiling light fitting; wood effect laminate flooring; staircase to first floor; under-stair storage cupboard; door to kitchen; door to guest WC; door to lounge.

GUEST WC
5'6" x 3'8" (1.68m x 1.14m)



Internal room; ceiling light fitting; wood effect laminate flooring; WC; pedestal sink; extractor fan.

KITCHEN
11'11" x 7'7" (3.64m x 2.32m)



Window to front with fitted blind; ceiling light fitting; wood effect flooring; modern kitchen fitted in 2023; integrated fridge freezer; built-in oven and gas hob; hood; dishwasher; plumbing and space for washing machine.

LOUNGE / DINING
17'10" x 12'4" (5.45m x 3.78m)



Patio doors to rear with windows either side and electric roller blind; ceiling light fitting; wood effect laminate flooring.

STAIRCASE & LANDING
11'5" x 3'6" (3.50m x 1.07m)

Window to front at half-landing; ceiling light fitting; fitted carpet; built-in storage cupboard; hatch to the loft space.

BEDROOM 1

15'1" x 10'2" (4.62m x 3.10m)



Window to rear with fitted electric roller blind; ceiling light fitting; fitted carpet; double built-in mirrored wardrobes; TV bracket.

BATHROOM

9'11" x 6'5" (3.03m x 1.98m)



Window to rear; ceiling light fitting; tile effect flooring; bath with mains shower over; WC; pedestal sink; wall mounted chrome towel radiator; extractor fan.

BEDROOM 2

11'6" x 10'11" (3.51m x 3.33m)



Window to rear with fitted electric roller blind; ceiling light fitting; fitted carpet; double built-in mirrored wardrobes.

BEDROOM 3

10'3" x 8'7" (3.13m x 2.63m)



Window to front with fitted electric roller blind; ceiling light fitting; fitted carpet; double built-in mirrored wardrobes; fitted desk worktop.

GARAGE

Up and over door; personnel door to rear; power and light.



OUTSIDE



A gravelled driveway to the front provides off-street parking for two cars and leads to the garage. The front garden is laid to lawn with a paved pathway leading to the property and round to a gate providing access the rear garden. The fully enclosed rear garden is mainly laid to lawn with a paved Patio area; mature shrubs and plants; wooden shed.



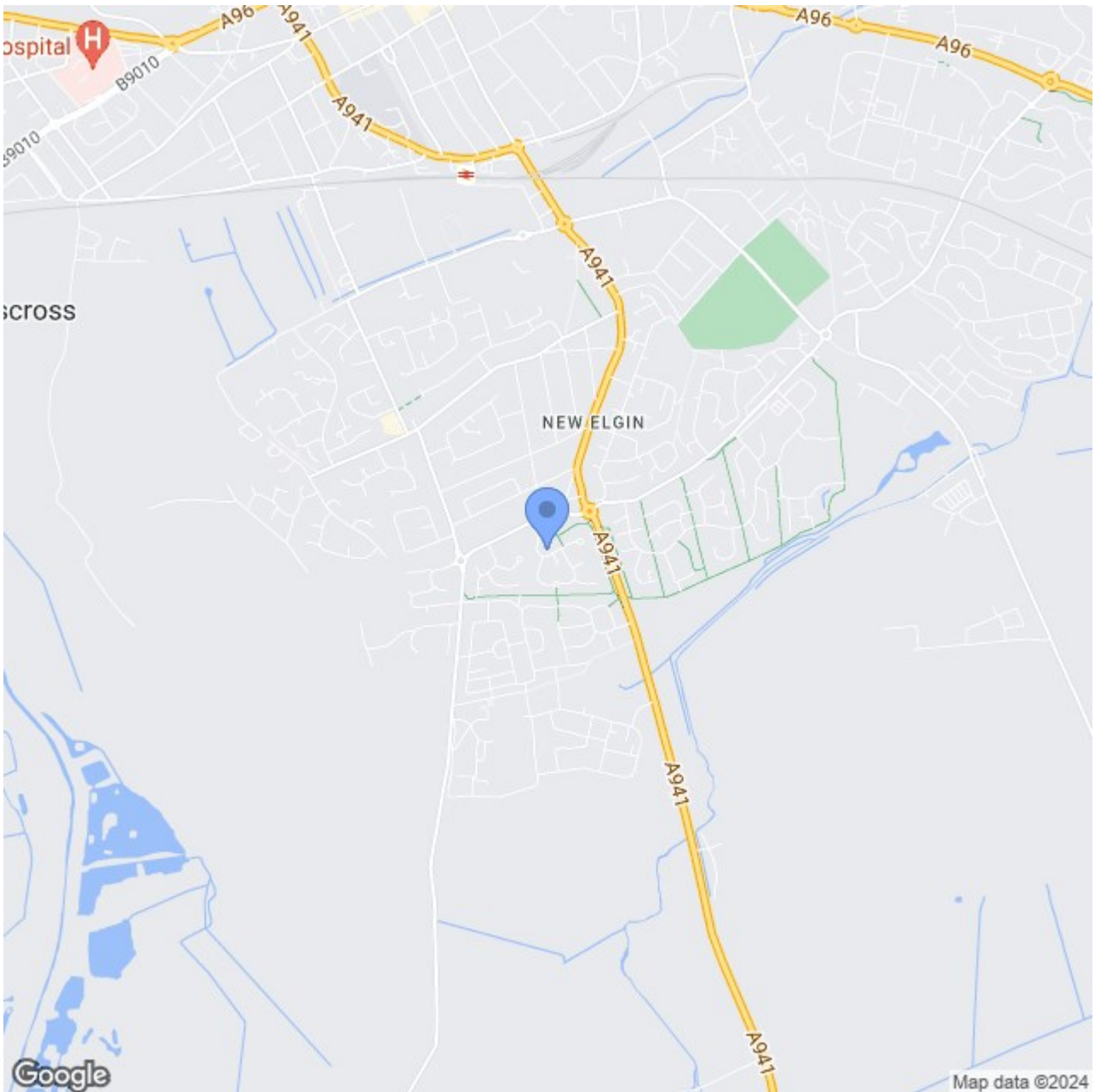
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all blinds and curtains, all bathroom and guest WC fittings, the built-in oven, hob, hood, dishwasher and integrated fridge freezer in the kitchen and the wooden shed in the garden.

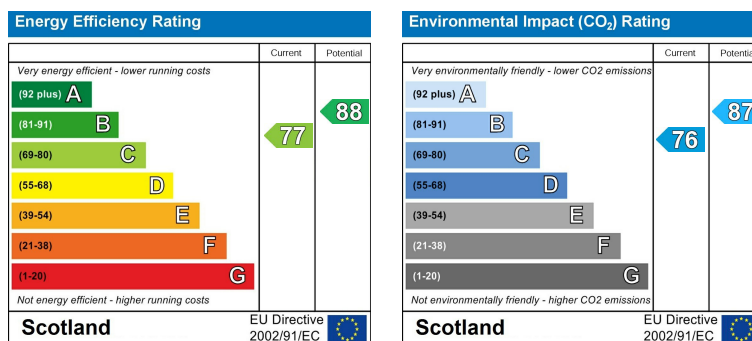
Council Tax Band: D

Viewings: Contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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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>