



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**36 Mcmillan Avenue, Elgin, IV30 6GJ**  
**Offers in the region of £225,000**

Modern four bedroom mid-terraced house situated in a popular residential area of Elgin with local amenities nearby. The accommodation comprises entrance hallway, lounge, kitchen and dining room, four bedrooms (one on the ground floor), guest WC and bathroom. The property further benefits from double glazing, gas central heating, solar panels, driveway providing off-street parking and South-facing rear garden.

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

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**ENTRANCE HALLWAY**  
9'11" x 7'3" (3.04m x 2.23m)



Wooden external door; ceiling light fitting; wood effect flooring; built-in under-stair cupboard housing electric consumer units; staircase to first floor; door to lounge; door to bedroom 4.

**BEDROOM 4**  
11'9" x 7'3" (3.60m x 2.22m)



Window to front; ceiling light fitting; fitted carpet.

**GUEST WC**  
5'4" x 3'10" (1.64m x 1.17m)



Internal room; WC and pedestal sink; ceiling light fitting; vinyl flooring.

**LOUNGE**  
17'7" x 12'4" (5.38m x 3.76m)



French doors lead out to the rear garden with windows either side; two ceiling light fittings; fitted carpet; door to kitchen.

**KITCHEN**

12'5" x 10'2" (3.79m x 3.10m)



UPVC and glazed door to rear; window to rear; modern fitted kitchen; built-in Beko electric oven; four-ring induction hob; hood; plumbing and space for washing machine and tumble dryer; space for free-standing fridge freezer; fitted storage cupboard housing the Worcester gas central heating boiler.; opening through to dining room.

**DINING ROOM**

10'2" x 9'10" (3.12m x 3.00m)



Window to front; ceiling light fitting; wood effect flooring; space for dining table and chairs.

**STAIRCASE & LANDING**

11'2" x 3'4" (3.42m x 1.02m)



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

**BEDROOM 1**

14'8" x 10'1" (4.49m x 3.08m)



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

**BATHROOM**

10'5" x 6'5" (3.19m x 1.97m)



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

**BEDROOM 2**

11'4" x 10'6" (3.47m x 3.22m)



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

**BEDROOM 3**

9'10" x 8'5" (3.02m x 2.59m)



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

## OUTSIDE



The front of the property has been laid to block paving providing off-street parking for several cars with a paved pathway leading to the front door. The fully enclosed South-facing rear garden, which is bordered by trees and shrubs providing a good deal of privacy, is mainly laid to lawn with a patio area; two wooden sheds. A gate to the rear leads out to a public footpath and open grassed area.



## NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all bathroom and guest WC fittings, the oven, hob and hood in the kitchen and the two wooden sheds in the garden.

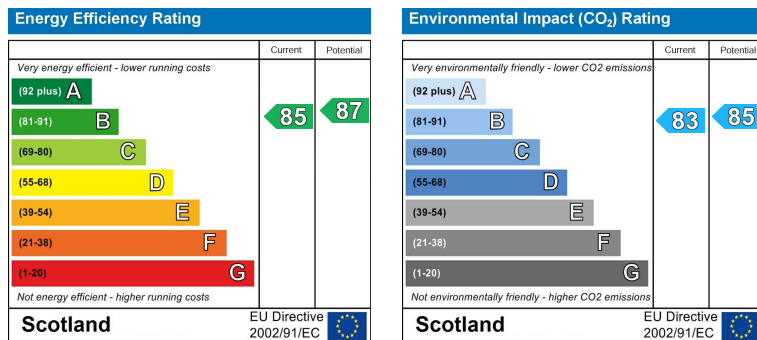
Council Tax Band: D

Viewings: Contact selling agent on 01343 555150.

## Area Map



## Energy Efficiency Graph



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