



**Harper
Macleod LLP**
Estate Agents & Solicitors



87 Muirfield Road, Elgin, IV30 6DD

Offers over £115,000

Mid-terraced two bedroom house situated in a popular residential area of Elgin, within walking distance to local amenities. The accommodation comprises entrance hallway, lounge, dining kitchen, two double bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, garden and off-street parking.

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

4'3" x 3'4" (1.32m x 1.02m)



Modern UPVC & glazed external door; ceiling light fitting; fitted carpet; built-in cupboard housing electric consumer units; door to lounge; staircase to the first floor.

LOUNGE

14'2" x 12'11" (4.34m x 3.96m)



Window to front; ceiling light fitting; two wall light fittings; fitted carpet; fireplace with living flame gas fire (condemned); door to dining kitchen.

DINING KITCHEN

16'3" x 7'2" (4.96m x 2.19m)



UPVC & glazed door leads out to the rear garden; window to rear; ceiling light fitting and two spotlight fittings; vinyl flooring; fitted kitchen with built-in oven and four ring hob; hood; Beko washing machine; wall mounted Baxi gas central heating boiler.

STAIRCASE & LANDING

6'6" x 3'11" (1.99m x 1.20m)

Ceiling light fitting; fitted carpet; hatch to the loft space; fixed shelving.

BATHROOM

6'6" x 5'9" (2.00m x 1.76m)



Window to rear; ceiling light fitting; wood effect flooring; WC; pedestal sink; bath with Triton electric shower over; extractor fan.

BEDROOM 1

12'11" x 9'8" (3.96m x 2.96m)



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

BEDROOM 2

12'1" x 9'6" (3.69m x 2.92m)



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

OUTSIDE



The front of the property is laid to a mix of gravel and paving providing off-street parking for one car; mature plants and shrubs. The fully enclosed rear garden has a paved Patio area with the remainder mainly laid to lawn; stone-built store; clothes poles; mature shrubs.



NOTES

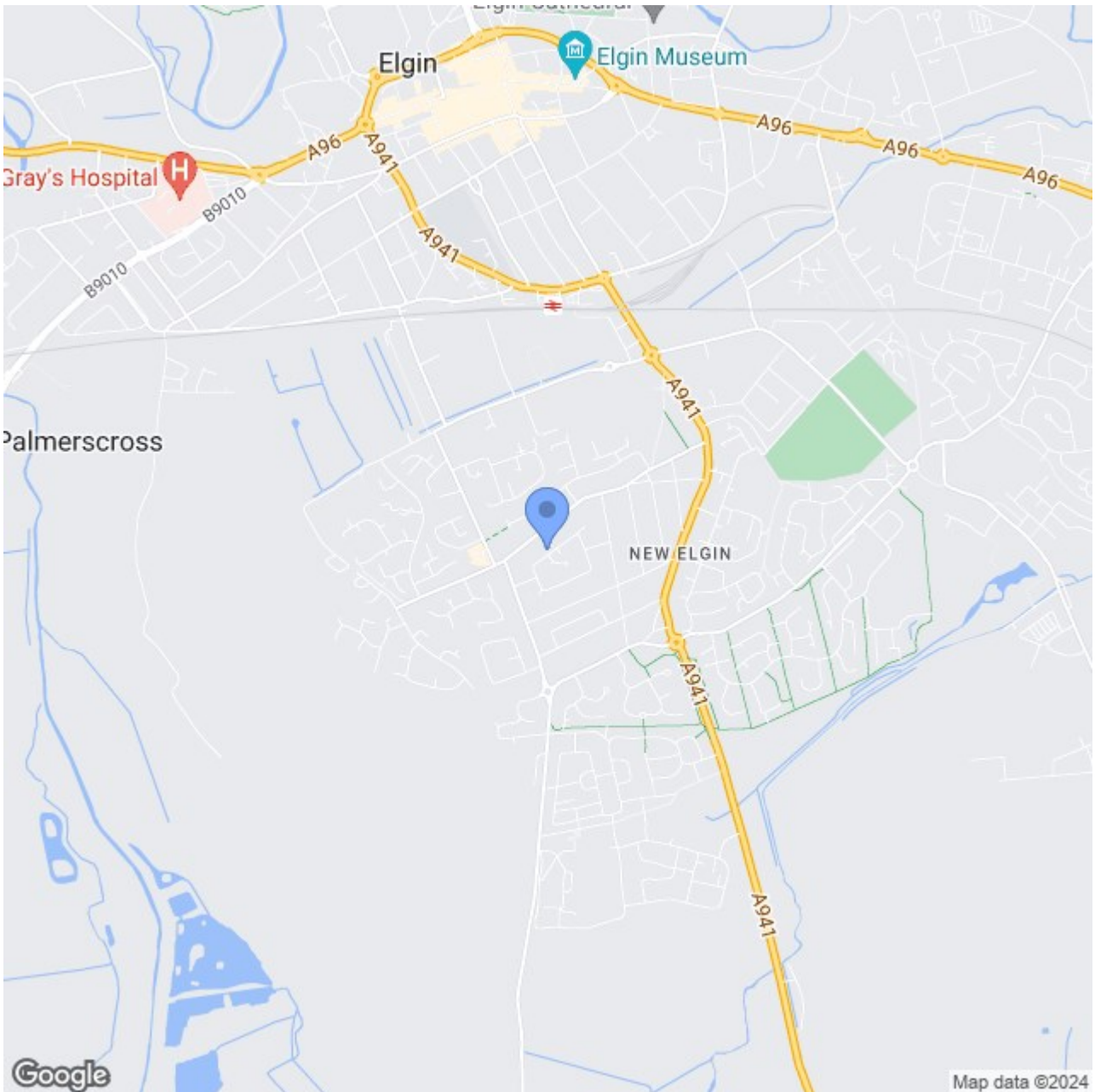
Included in the asking price will be all carpets and fitted floor coverings, all blinds and curtains, all light fittings, all bathroom fittings, the built-in oven, hob, hood and Beko washing machine in the kitchen and the clothes poles in the garden.

There is a right of access across no 85.

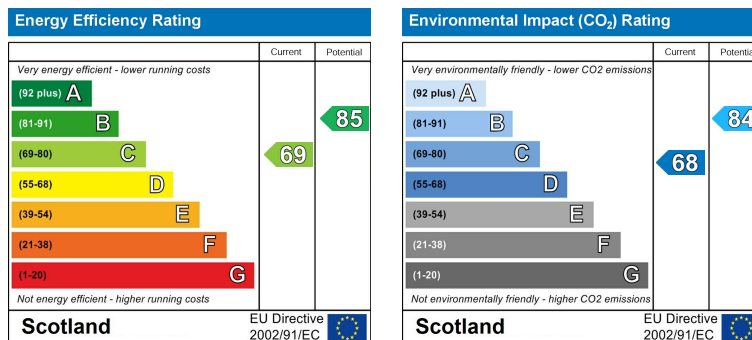
Council Tax Band: B

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.