



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**23 Kintrae Crescent, Elgin, IV30 5NB**

**Offers over £195,000**

Semi-detached two bedroom house in immaculate order throughout and situated in the popular Hamilton Gardens estate. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, guest WC; two double bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, garden and off-street parking.

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#### ENTRANCE VESTIBULE

Entrance door; rush mat flooring; inset ceiling spotlights.

#### GUEST WC

6'1" x 4'11" (1.87m x 1.51m)



Window to front; sink; WC; vinyl flooring; inset ceiling spotlights.

#### HALLWAY



Fitted carpet; inset ceiling spotlights.

#### LOUNGE

13'5" x 13'2" (4.09m x 4.03m)



Window to front; wall mounted TV bracket; spacious under-stair cupboard; vinyl flooring; ceiling light fitting.

#### DINING KITCHEN

16'11" x 10'6" (5.16m x 3.22m)



Window and French doors to the rear garden; fitted kitchen; built-in single electric oven, four ring gas hob and hood; integrated fridge freezer, dishwasher and washer/dryer; concealed gas central heating boiler; vinyl flooring; inset ceiling spotlights; two ceiling light fittings in the dining area.

#### STAIRCASE AND LANDING

Spacious shelved storage cupboard; fitted carpet; inset ceiling spotlights.

**BATHROOM**

7'5" x 6'10" (2.27m x 2.10m)



Window to rear; sink; WC and bath with mains shower over; chrome towel radiator; vinyl flooring; inset ceiling spotlights.

**BEDROOM 1**

14'7" x 9'0" (4.45m x 2.75m)



Window to front; double built-in wardrobe; wall mounted TV bracket; fitted carpet; inset ceiling spotlights; two wall light fittings.

**BEDROOM 2**

12'8" x 9'2" (3.88m x 2.80m)



Window to rear; double built-in wardrobe; two wall light fittings; fitted carpet; inset ceiling spotlights; hatch to the loft space.

**OUTSIDE**



The garden to the front has been gravelled for ease of maintenance and provides off-street parking. The fully enclosed rear garden is mainly lawn with an area of vinyl wrapped decking; wooden garden shed; rotary clothes dryer.

**NOTES**

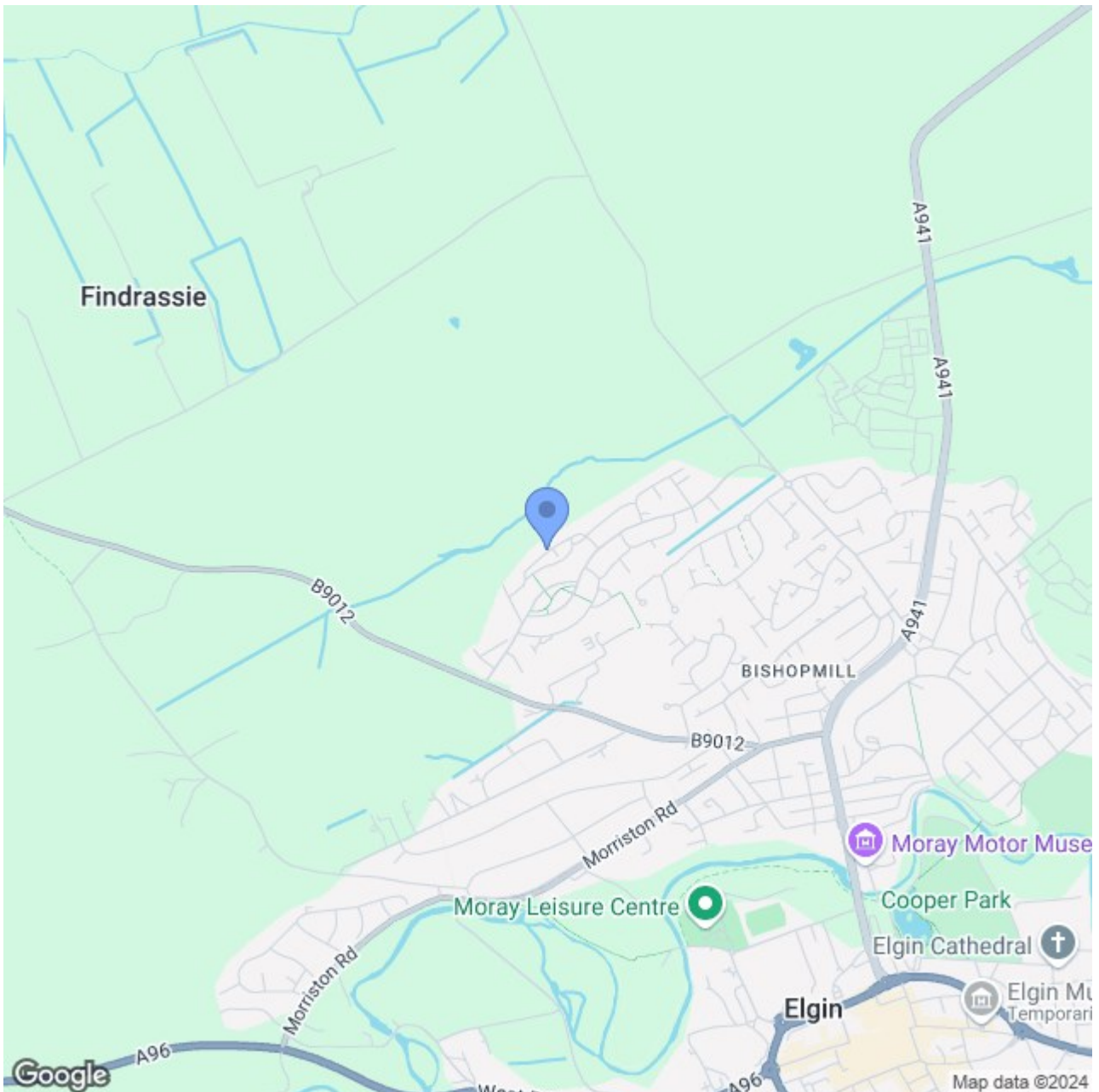
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and guest WC fittings; the electric oven, four ring gas hob, hood, integrated fridge freezer, dishwasher and washer/dryer in the kitchen and the wooden garden shed and rotary clothes dryer in the garden.

COUNCIL TAX BAND: C

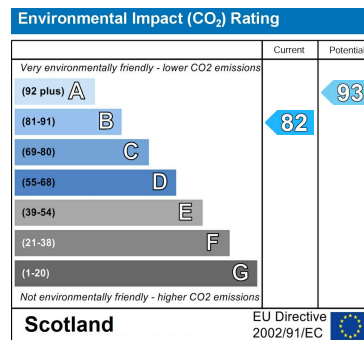
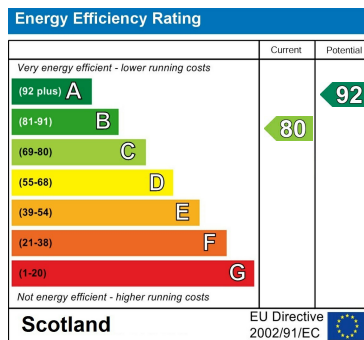




## Area Map



## Energy Efficiency Graph



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