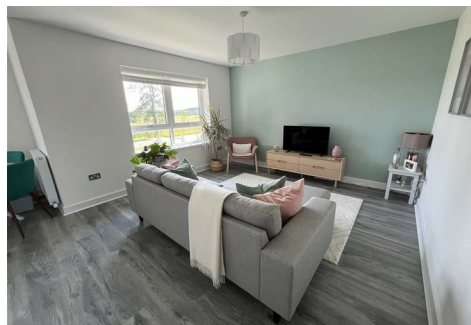




**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**32 Jasmine Drive, Elgin, IV30 8BQ**

**Offers over £147,000**

Modern first floor flat located on the outskirts of Elgin and within walking distance of the Moray Sports Centre and Linkwood Primary School. The accommodation comprises entrance hallway, open plan lounge/dining kitchen, two double bedrooms and a bathroom. The property, which is in excellent order throughout further benefits from double glazing, hybrid gas/air source central heating, allocated and visitor parking.

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### ENTRANCE HALLWAY

7'10" x 6'0" (2.39m x 1.83m)



Entrance door; window to side; built-in cupboard housing the electric consumer units; wood effect flooring; ceiling light fitting.

### STAIRCASE & LANDING

6.18m x 1.29m



Spacious walk-in storage cupboard (1.30m x 0.80m) fitted carpet; inset ceiling spotlights.

### OPEN PLAN LOUNGE/DINING KITCHEN



(LOUNGE AREA - 4.31m x 3.89m) Window to rear; wood effect flooring; ceiling light fitting.

(KITCHEN AREA - 3.51m x 3.22m) Window to rear; fitted kitchen; built-in single electric oven, induction hob and hood; integrated dishwasher; washer-dryer and fridge freezer; concealed central heating boiler; wood effect flooring; inset ceiling spotlights.

### BEDROOM 1

3.28m x 2.99m



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

**BEDROOM 2**  
3.28m x 2.92m



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

**BATHROOM**  
2.69m x 1.81m



Window to side; vanity mounted sink, WC and bath with mains shower over; wall mounted towel radiator; vinyl flooring; inset ceiling spotlights.

**OUTSIDE**

The property is set in well tended communal garden grounds with allocated and visitor parking.

**NOTES**



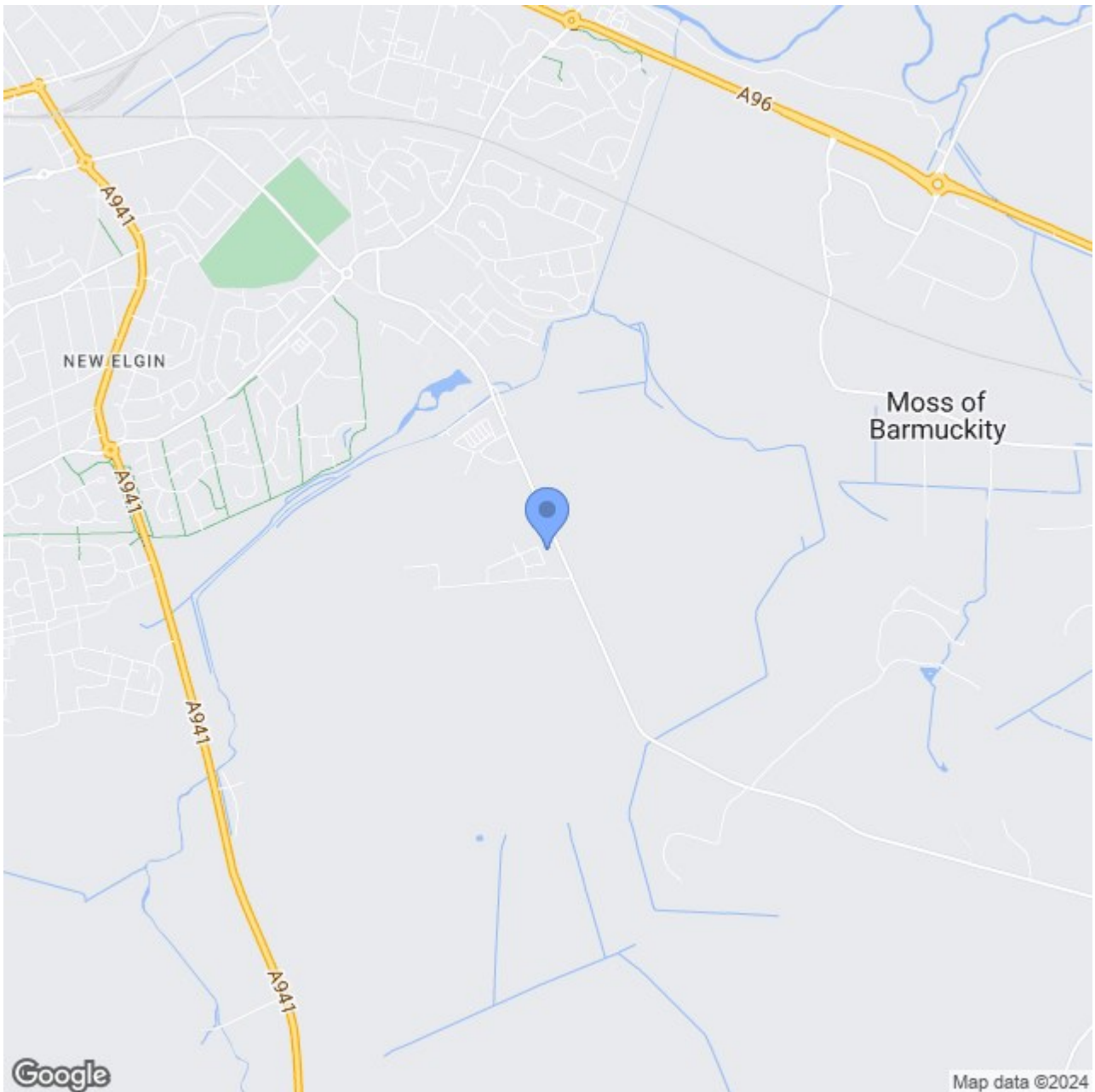
Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the built-in oven, hob and hood, integrated dishwasher, fridge freezer and washer/dryer in the kitchen.

Some furniture may be available by separate negotiation.

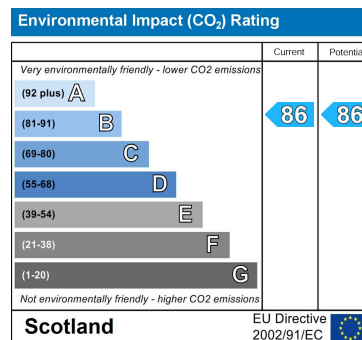
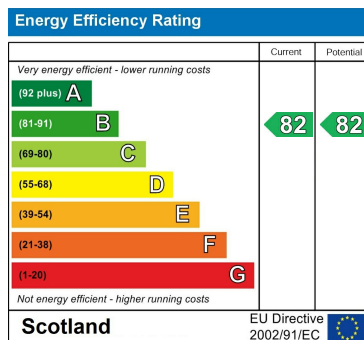
Council Tax Band: C

**VIEWING CONTACT SELLING AGENT**

## 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.

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