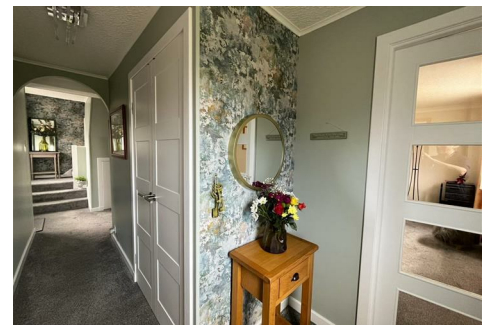




**Harper
Macleod LLP**
Estate Agents & Solicitors



10 Leuchars Drive, Elgin, IV30 4AU

Offers over £130,000

Deceptively spacious mid-terraced house situated in a popular residential area of Elgin and within walking distance of the town centre. The accommodation comprises entrance hallway, lounge, dining kitchen, three bedrooms and a bathroom. The property which is in excellent order throughout 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

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ENTRANCE HALLWAY



uPVC and glazed door; window to side; spacious double built-in storage cupboard; second under stair storage cupboard; built-in shelved cupboard; fitted carpet; ceiling light fitting.

LOUNGE

14'9" x 13'5" (4.50m x 4.09m)



Double aspect to front and rear; fitted carpet; ceiling light fitting and two wall light fittings.

DINING KITCHEN

15'1" x 8'5" (4.60m x 2.57m)



Double aspect to front and rear; fitted kitchen in medium wood effect; built-in electric oven, four ring gas hob and hood; plumbed in Bosch washing machine; Zanussi fridge freezer; vinyl flooring; ceiling light fitting.

STAIRCASE AND LANDING

Window to side; spacious built-in storage cupboard housing the gas central heating boiler; second shelved storage cupboard; fitted carpet; ceiling light fitting; hatch to the loft space.

BEDROOM 1

14'8" x 9'3" (4.49m x 2.83m)



Window to front; fitted carpet; ceiling light fitting.

BEDROOM 2

11'5" x 9'3" (3.49m x 2.83m)



Window to front; fitted carpet; ceiling light fitting.

BEDROOM 3

11'4" x 7'1" (3.46m x 2.16m)



Window to front; fitted carpet; ceiling light fitting.

BATHROOM

8'4" x 5'1" (2.56m x 1.57m)



Window to rear; WC, sink and bath with electric shower over; vinyl flooring; ceiling light fitting.

OUTSIDE



Steps lead up to the front garden which has two areas of lawn; a small patio area and mature planted borders. The fully enclosed rear garden has an area of lawn with paved pathways and patio area bordered by mature shrubs; wooden garden shed; rotary clothes dryer.

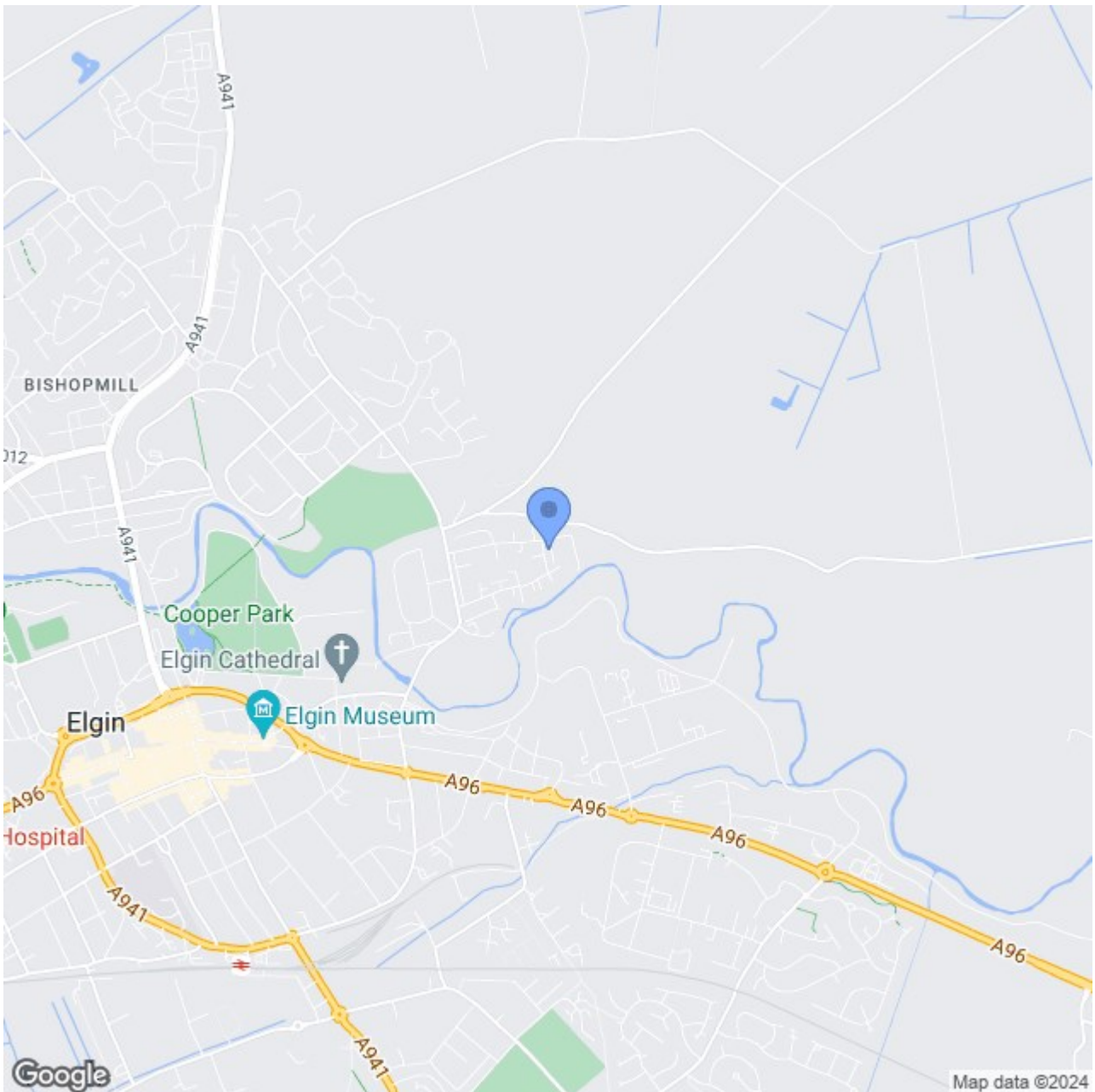
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom fittings; the oven, hob, hood, Bosch washing machine and fridge freezer in the kitchen and the wooden garden shed and rotary clothes dryer in the garden.

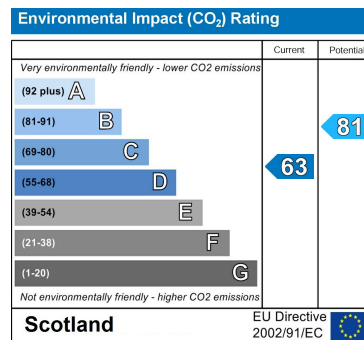
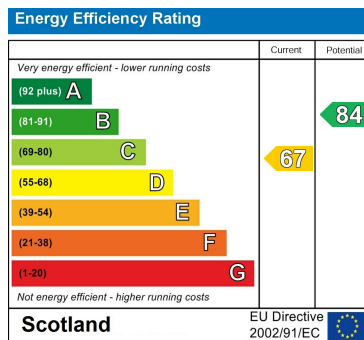
COUNCIL TAX BAND: B

VIEWING CONTACT SELLING AGENT ON 01343
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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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