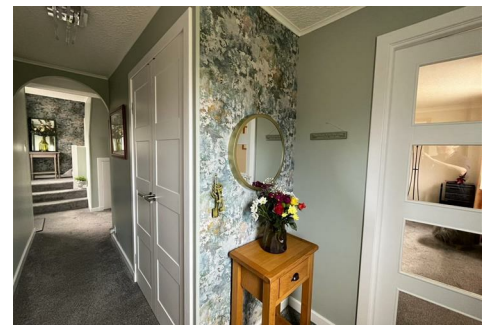




**Harper
Macleod LLP**
Estate Agents & Solicitors



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.

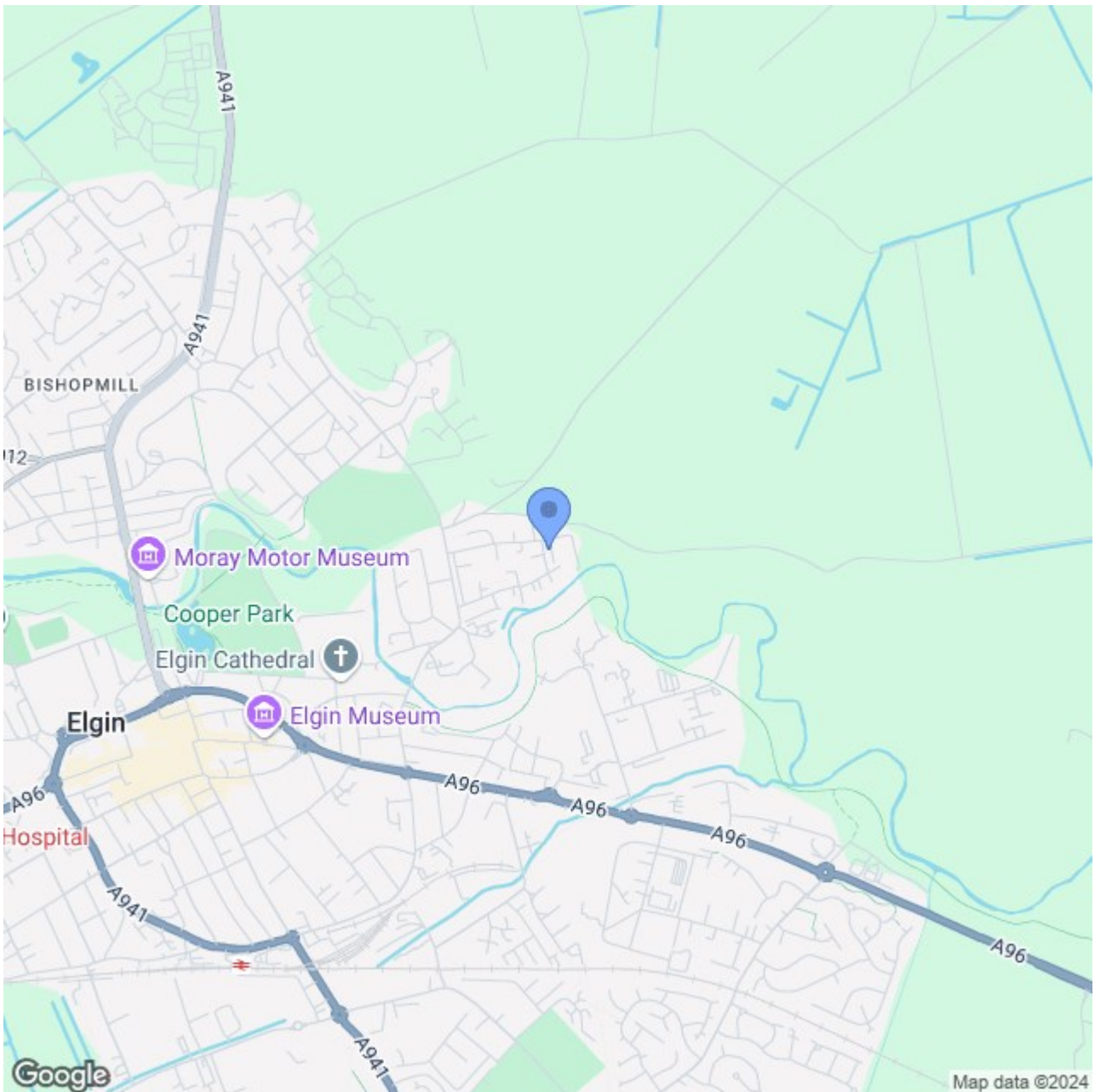
NOTES

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.

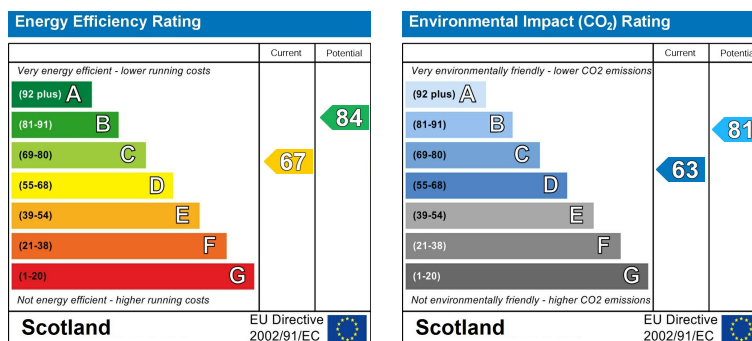
COUNCIL TAX BAND: B

VIEWING CONTACT SELLING AGENT ON 01343
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Area Map



Energy Efficiency Graph



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