



**Harper
Macleod LLP**
Estate Agents & Solicitors



43 Reid Street, Elgin, IV30 4HH

Offers over £130,000

End Terraced house situated in the popular Bishopmill area of Elgin and within walking distance of Seafeld Primary School. The accommodation comprises entrance hallway, lounge/diner; kitchen, two double bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, garage with workshop and garden.

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ENTRANCE HALLWAY



Wooden and glazed entrance door; under stair cupboard housing the gas central heating boiler; fitted carpet; ceiling light fitting.

LOUNGE/DINER

18'5" x 11'8" (5.63m x 3.56m)



Double aspect to front and rear; gas fire; recessed storage cupboard; built-in sandstone TV shelf; fitted carpet; two ceiling light fittings.

KITCHEN

9'7" x 7'9" (2.94m x 2.38m)



Window to rear; fitted kitchen with base and wall units in white; slot-in gas cooker; plumbed in washing machine; fridge freezer; fitted carpet; ceiling light fitting.

STAIRCASE AND LANDING

Fitted carpet; ceiling light fitting; hatch to the loft space.

BEDROOM 1

13'4" x 8'11" (4.07m x 2.74m)



Window to front; two sets of double built-in wardrobes; shelved storage cupboard; recessed space for TV.

BEDROOM 2

9'11" x 9'5" (3.03m x 2.88m)



Window to rear; two sets of double built-in wardrobes; fitted carpet; ceiling light fitting.

BATHROOM

6'3" x 5'6" (1.91m x 1.70m)



Window to rear; sink; WC and bath with electric shower over; fitted carpet; ceiling light fitting.

GARAGE & WORKSHOP



Garage: Up and over door; window to side; inspection pit; power and light; secure door into the workshop; personnel door to the rear garden.

Workshop: Window to side; power and light.

OUTSIDE



The garden to the front is laid with low maintenance gravel with mature shrubs. A driveway provides off street parking and leads to the garage. The rear garden has a substantial paved patio area; lawn and mature planted borders; rotary clothes dryer.

NOTES

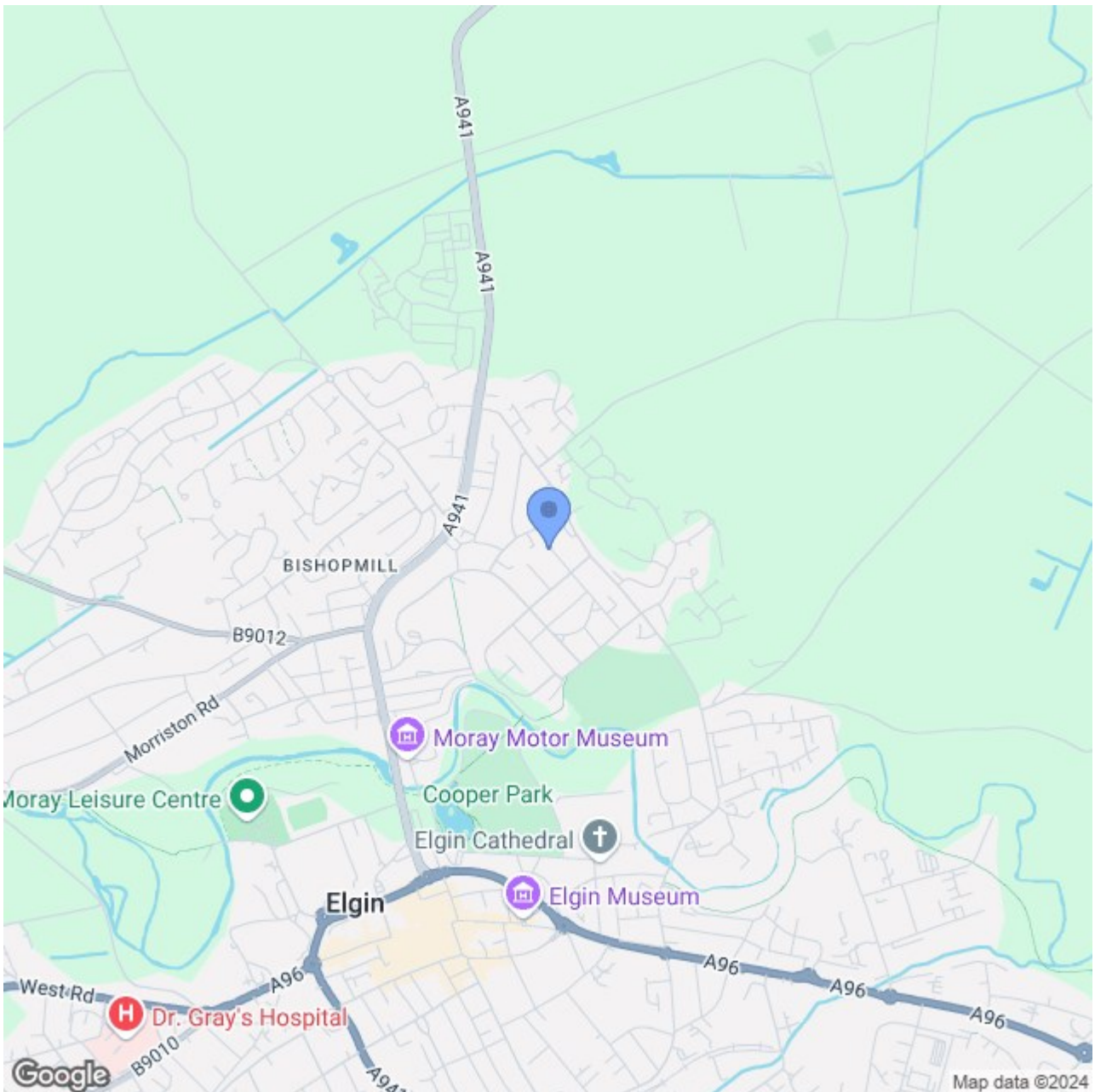
Included in the asking price are all carpets and fitted floor coverings; all blinds; all light fittings; all bathroom fittings; the slot-in gas cooker; fridge freezer and washing machine in the kitchen and the rotary clothes dryer in the garden.

Council Tax Band: B

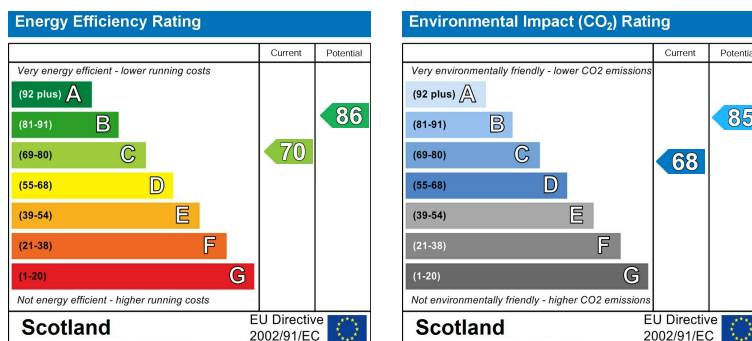
**VIEWING CONTACT SELLING AGENT ON 10343
555150**



Area Map



Energy Efficiency Graph



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