



**Harper
Macleod LLP**
Estate Agents & Solicitors



18 Birnie Road, Elgin, IV30 6EA

Offers over £200,000

Two bedroom detached bungalow situated in a popular residential area of Elgin. The accommodation comprises: sun room, lounge, kitchen, conservatory, two bedrooms and a bathroom. Whilst in need of some modernisation, the property further benefits from double glazing, gas central heating, garage and front & rear gardens.

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SUN ROOM

12'10" x 12'0" (3.92m x 3.66m)



UPVC and glazed entrance door; windows on three sides; ceiling light fitting; laminate flooring; wooden and glazed door to hallway.

HALLWAY



Ceiling light fitting; hatch to the loft space; cupboard housing electric consumer units; fitted wall units; fitted carpet.

BEDROOM 2

12'0" x 9'10" (3.66m x 3.02m)



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

BATHROOM

7'4" x 6'6" (2.26m x 2.00m)



Window to side; three ceiling light fittings; bath with mains fed shower over; vanity mounted sink and WC; illuminated mirror; wall mounted chrome towel radiator; Dimplex extractor fan.

LOUNGE

24'7" x 12'0" (7.51m x 3.68m)



Window to side and rear; tile fireplace (boarded up); two ceiling light fittings; door to bedroom 1.

BEDROOM 1

12'0" x 11'0" (3.67m x 3.36m)



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

KITCHEN

14'11" x 11'0" (4.55m x 3.37m)



Window to rear and side; ceiling strip light and ceiling light fitting; fitted kitchen; space for slot-in cooker; fitted carpet; walk-in storage cupboard with shelving; wooden and glazed door to rear porch.

CONSERVATORY

11'8" x 6'2" (3.56m x 1.89m)



Polycarbonate roof; wooden and glazed door to rear garden.

GARAGE



Up and over door; power and light.

OUTSIDE



The front of the property is gravelled providing ample off-street parking; mature planted borders provide privacy. The rear garden is mainly laid to lawn with planted borders.

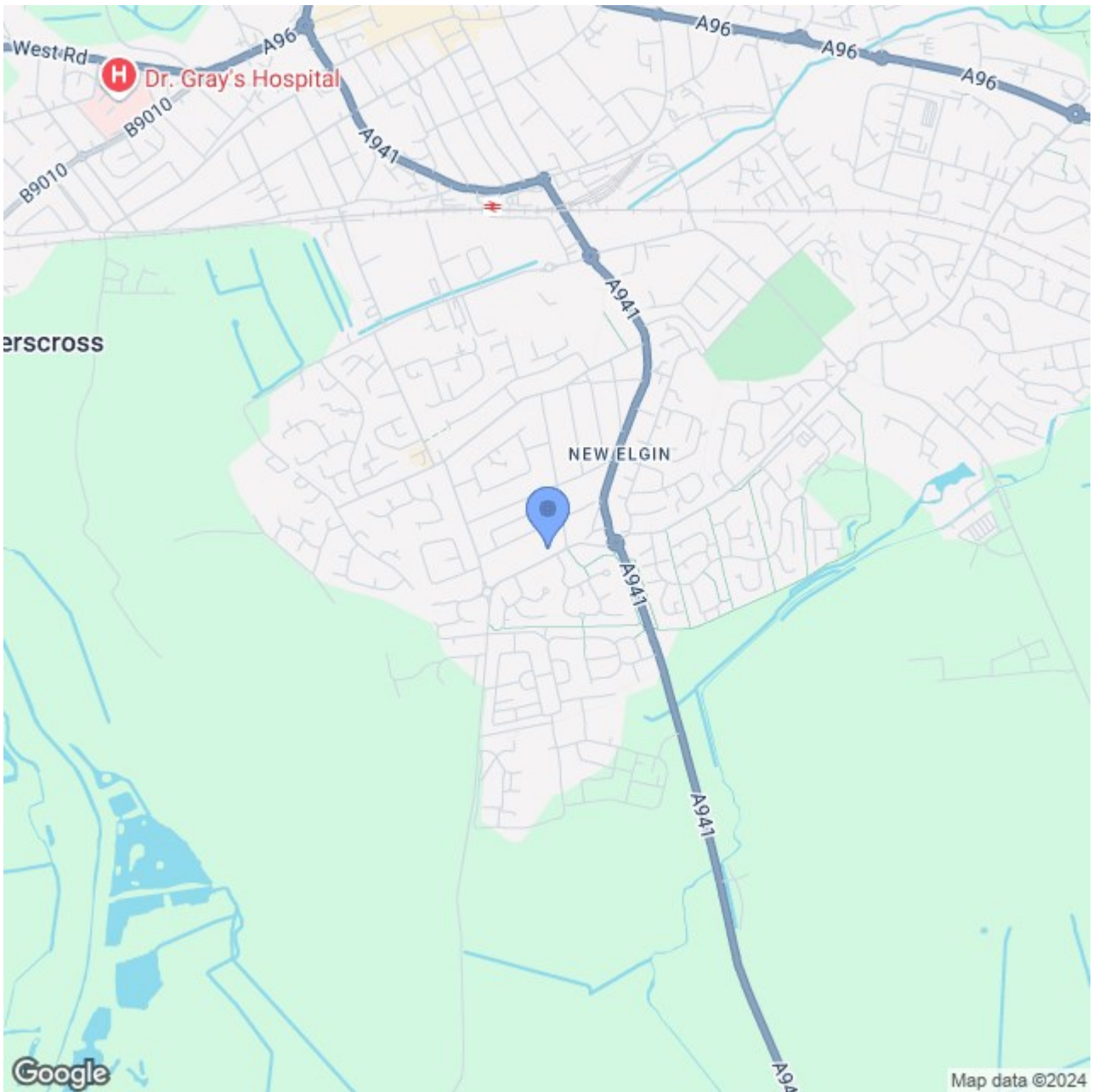
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and all bathroom and kitchen fittings.

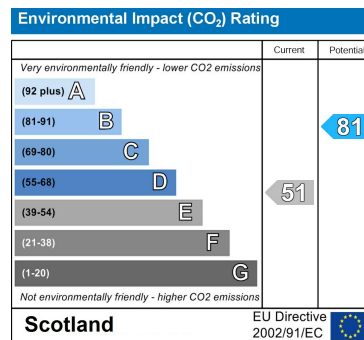
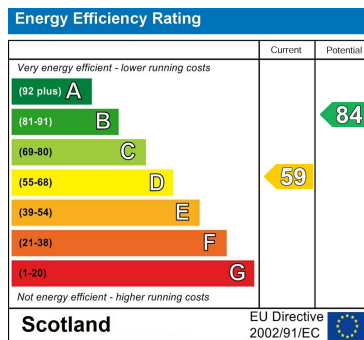
Council Tax Band: E

Viewings: Contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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