



**Harper
Macleod LLP**
Estate Agents & Solicitors



12 Abbey Street, Elgin, IV30 1DA
Offers over £220,000

Traditional end terraced house situated in the heart of Elgin and within walking distance of the town centre, bus and train stations. St Sylvester's and East End Primary Schools are nearby. The accommodation comprises on the ground floor entrance vestibule, open plan hallway/dining room, lounge, dining kitchen, bedroom, bathroom and on the first floor two further double bedrooms and a study. The property further benefits from double glazing, gas central heating and a spacious garden.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

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ENTRANCE VESTIBULE

5'0" x 2'10" (1.53m x 0.87m)

Wooden and glazed entrance door; fitted carpet; ceiling light fitting.

OPEN PLAN HALLWAY/DINING ROOM



(DINING AREA- 3.91m x 3.50m)

French doors to the rear garden; fitted carpet; two ceiling light fittings.

LOUNGE

14'5" x 11'5" (4.41m x 3.50m)



Window to front; fireplace with gas fire; shelved recess with cupboard below; fitted carpet; ceiling light fitting.

BEDROOM 1

14'3" x 11'7" (4.35m x 3.54m)



Window to front; double built-in wardrobes; built-in shelved storage cupboard; fitted carpet; ceiling light fitting.

DINING KITCHEN

11'11" x 11'8" (3.64m x 3.58m)



Window to rear; fitted kitchen in light wood effect; built-in double electric oven; four ring gas hob and hood; integrated dishwasher; fridge freezer and plumbing and space for washing machine; wall mounted gas central heating boiler; vinyl flooring; ceiling light fitting.

CLOAKROOM

Spacious built-in storage cupboard; range of coat hooks; fitted carpet; ceiling light fitting.

BATHROOM

9'3" x 8'2" (2.84m x 2.51m)



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

STAIRCASE AND LANDING

Velux window to rear; range of built-in storage cupboards; fitted carpet; ceiling light fitting.

BEDROOM 3

16'11" x 12'2" (5.16m x 3.72m)



Dormer window to front; fitted carpet; ceiling light fitting.

STUDY

7'4" x 6'10" (2.24m x 2.10m)



Velux window to rear; vinyl flooring; inset ceiling spotlight.

BEDROOM 2

16'10" x 12'3" (5.15m x 3.74m)



Dormer window to front; fitted carpet; ceiling light fitting.

OUTSIDE



A spacious garden lies to the rear of the property with pedestrian access from a shared lane with number 14. The garden is on two levels with a good expanse of paving directly outside the property and the upper level is mainly laid to lawn with mature planted borders. A further paved area lies to the very rear of the garden with a wooden garden shed; clothes poles and ropes.

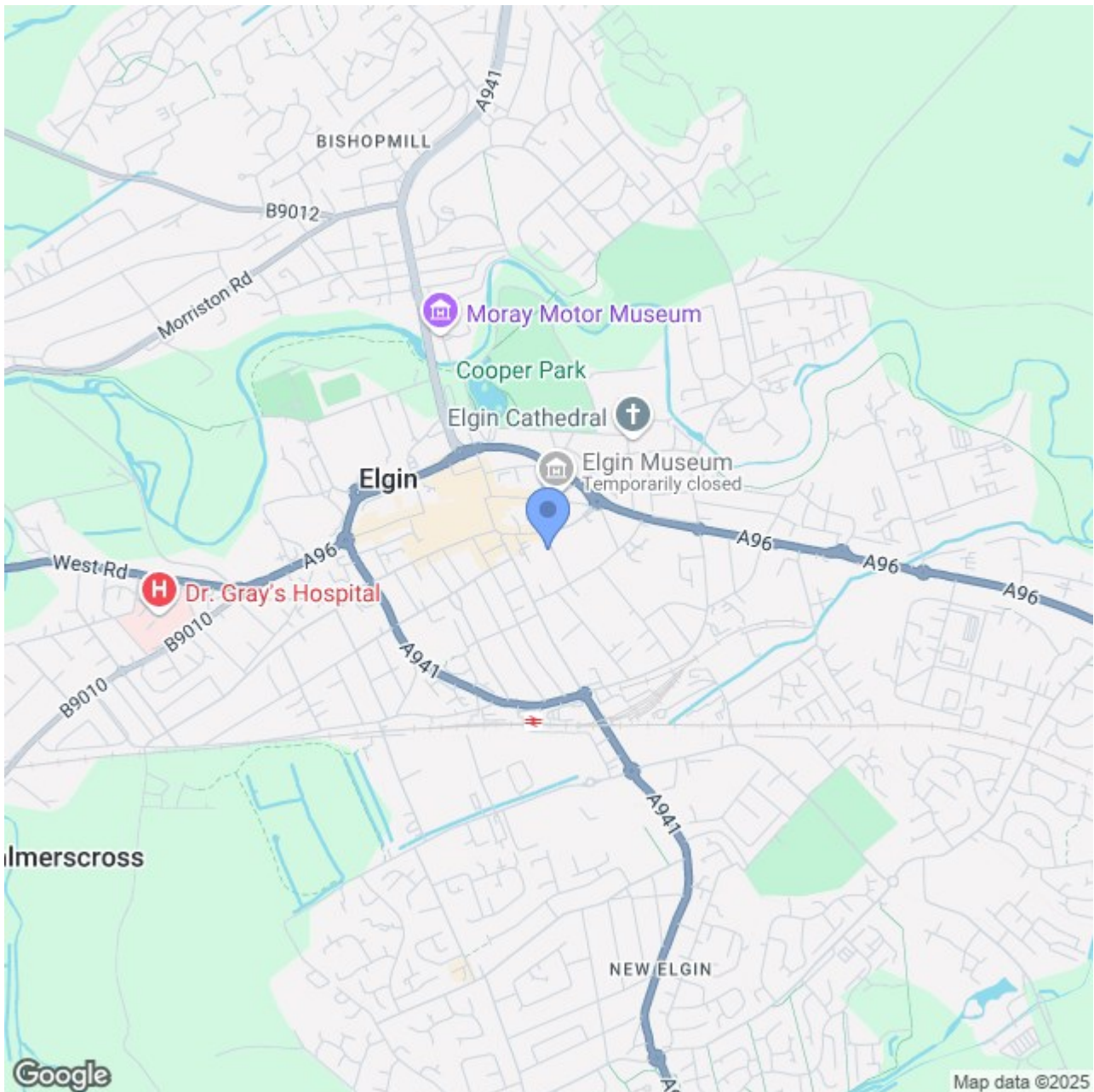
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom fittings; the double electric oven; four ring gas hob; hood; integrated fridge freezer and dishwasher in the kitchen and the wooden garden shed in the garden.

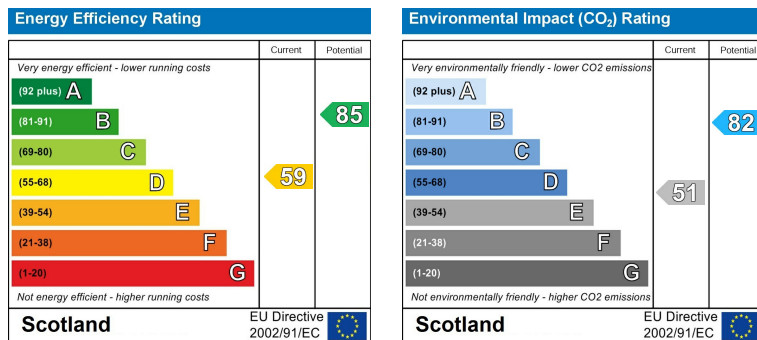
VIEWING - CONTACT THE SELLING AGENT 01343 555150



Area Map



Energy Efficiency Graph



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