



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**5 West Back Street, Elgin, IV30 4DQ**  
**Offers over £230,000**

Detached three bedroom house situated in the popular Bishopmill area of Elgin & within walking distance of Bishopmill Primary School & the town centre. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, utility room, shower room, three bedrooms & a bathroom. The property further benefits from double glazing, garage & garden.



#### ENTRANCE VESITBULE



Wooden & glazed entrance door, fitted carpet, inset ceiling spotlight.

#### HALLWAY



Fitted carpet, ceiling light fitting.

#### LOUNGE

21'5" x 18'4" (6.53m x 5.60m)



Two windows & patio doors to the rear garden, feature fire place with electric fire, fitted carpet, three ceiling light fittings & two wall light fittings.

#### DINING KITCHEN

21'0" x 11'10" (6.42m x 3.62m)



Two windows to front, fitted kitchen in medium wooden effect, built-in double electric oven, 4 ring gas hob, & hood, plumbed in slimline dishwasher, wood effect flooring in the kitchen area & fitted carpet in the dining area, two ceiling light fittings & two inset ceiling spotlights.

### UTILITY ROOM

8'0" x 5'11" (2.44m x 1.81m)



Wooden & glazed door to side, base unit, plumbing & space for washing machine, fitted carpet, inset ceiling spotlights, wall mounted fuse box.

### SHOWER ROOM

10'2" x 5'11" at longest and widest (3.10m x 1.82m at longest and widest)



Window to rear; sink; WC and recessed shower cubicle with mains shower; vinyl flooring; inset ceiling spotlight.

### STAIRCASE & LANDING



roof velux window to rear, double built-in shelved storage cupboard, cupboard housing the hot water tank, hatch to the loft space,, fitted carpet, inset ceiling spotlights.

### BEDROOM 1

14'4" x 11'6" (4.39m x 3.52m)



Window to front, triple built-in wardrobe, fitted carpet, ceiling light fitting.



### **BEDROOM 2**

14'5" x 9'4" (4.40m x 2.86m)



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

### **BEDROOM 3**

10'11" x 9'2" (3.35m x 2.81m)



Window to front, fitted carpet, ceiling light fitting

### **BATHROOM**

9'1" x 5'10" (2.77m x 1.79m)



Window to front, sink, WC & bath, tile effect vinyl, inset ceiling spotlights.

### **GARAGE**

Up & over door, power & light.

### **OUTSIDE**



The garden to the rear is fully enclosed, paved & with a raised gravel area planted with mature shrubs. A door to the side of the property gives access to an outside store room( 3.50m x 1.25m) with a window to side; power and light.

### **NOTES**

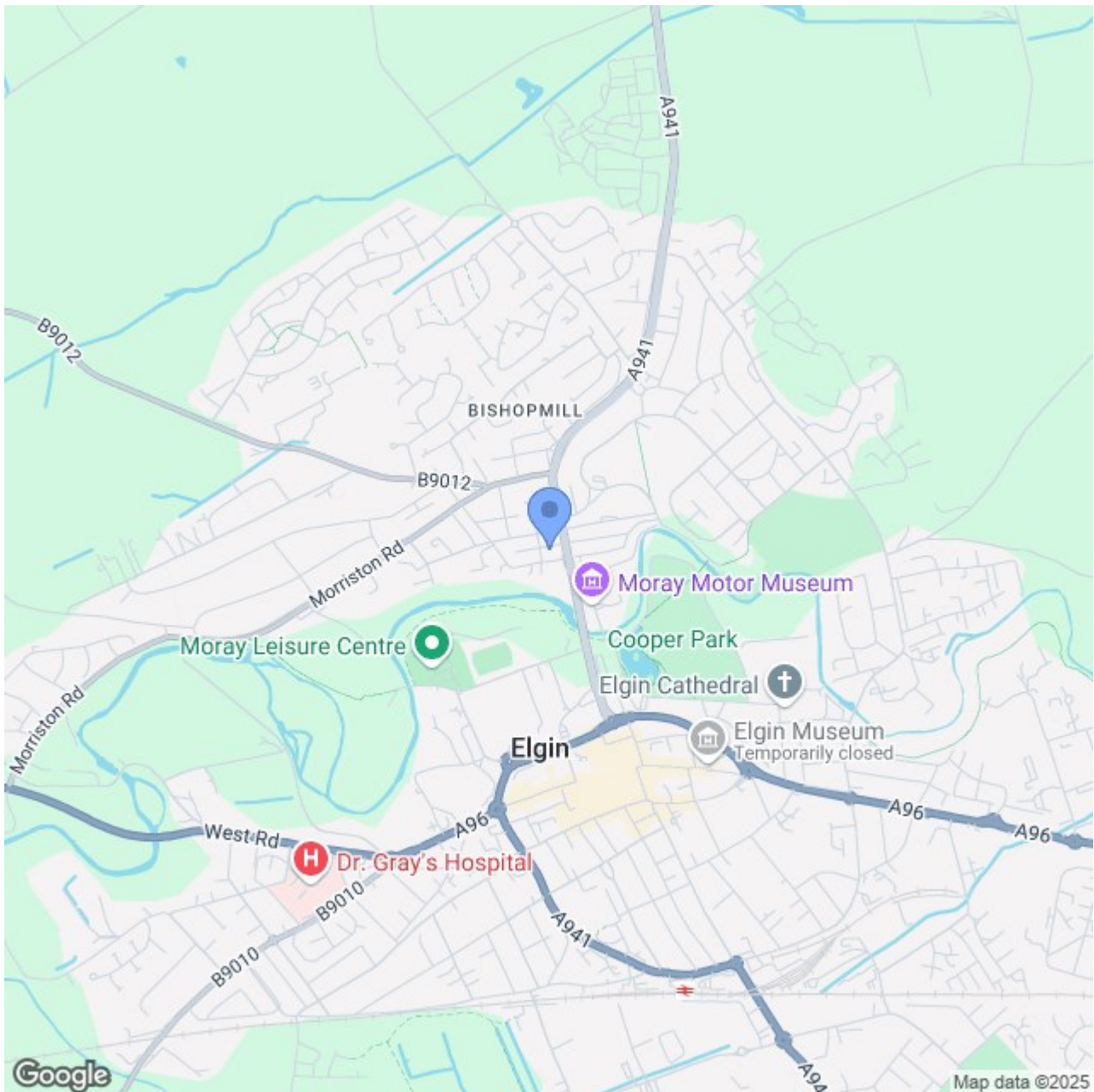
Included in the asking price is all carpet, fitted floor coverings, all light fittings, all bathroom & shower room fittings, the oven, hob & hood, slimline dishwasher in the kitchen and the rotary clothes dryer in the garden.

Council Tax Band: E

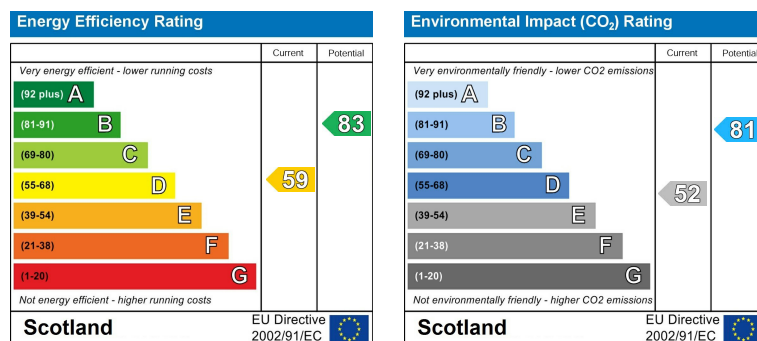
Viewing Arrangements: Please contact selling agent on 01343  
555 150

**VIEWING CONTACT SELLING AGENT ON 01343  
555150**

## Area Map



## Energy Efficiency Graph



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