



**Harper
Macleod LLP**
Estate Agents & Solicitors



5 West Back Street, Elgin, IV30 4DQ

Offers over £210,000

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.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 **Email:** propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

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(3.5om x 1.25m) with a window to side; power and light.

NOTES

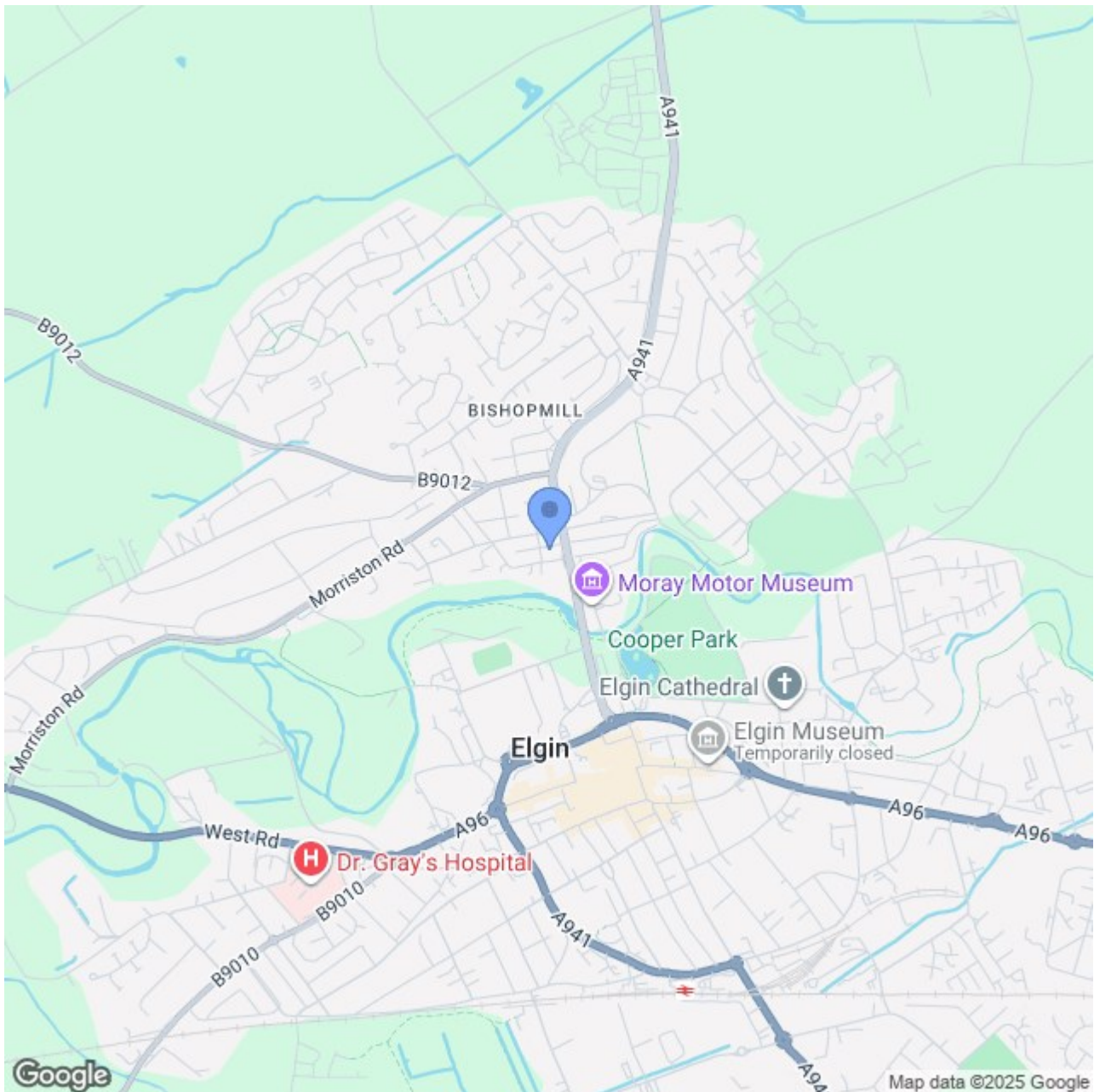
Included in the asking price is all carpet, fitted floor coverings, all light fittings, all bathroom & shower room fittings, the oven, hob & hood, slimline dishwasher in the kitchen and the rotary clothes dryer in the garden.

Council Tax Band: E

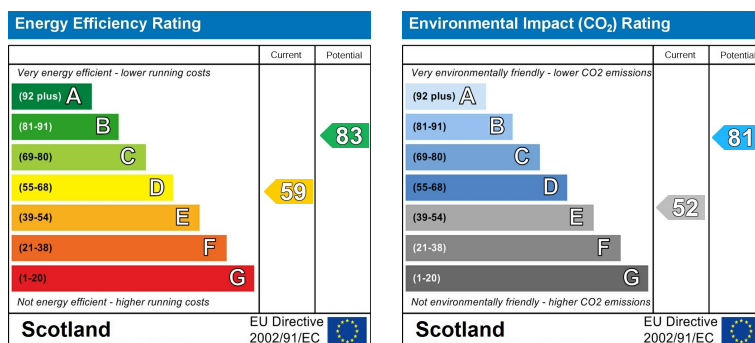
Viewing Arrangements: Please contact selling agent on 01343 555 150

VIEWING CONTACT SELLING AGENT ON 01343 555150

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>