



**Harper
Macleod LLP**
Estate Agents & Solicitors



1 Sandstone Place, Elgin, IV30 6LL
Offers over £185,000

Modern three bedroom semi-detached house situated in a popular residential area of Elgin. The accommodation comprises entrance hallway, lounge, dining kitchen, guest WC, three bedrooms and bathroom. The property further benefits from double glazing, gas central heating, rear garden and two allocated parking spaces.

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

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ENTRANCE HALLWAY



UPVC and glazed door; ceiling light fitting; wood effect flooring; fitted coat hooks; staircase to first floor; door to lounge.

LOUNGE

14'0" x 11'6" (4.28m x 3.51m)



Window to front; ceiling light fitting; wood effect flooring; door leading to dining kitchen and guest WC.

GUEST WC

6'11" x 3'7" (2.11m x 1.10m)



Internal room; ceiling light fitting; wood effect flooring; WC; pedestal sink.

DINING KITCHEN

14'11" x 8'6" (4.55m x 2.61m)



French doors lead out to the rear garden; window to rear; modern fitted kitchen with unit concealing the gas central heating boiler; built-in oven and four-ring gas hob; hood; plumbing and space for washing machine and dishwasher; space for free standing fridge freezer; space for dining table and chairs.

STAIRCASE & LANDING
11'1" x 6'5" (3.38m x 1.98m)



Ceiling light fitting; fitted carpet; built-in storage cupboard; hatch to the loft space.

BATHROOM
6'7" x 5'8" (2.03m x 1.73m)



Window to rear; ceiling light fitting; extractor fan; tile effect vinyl flooring; WC; pedestal sink; bath with mains shower over.

BEDROOM 2
11'3" x 8'0" (3.45m x 2.46m)



Window to rear; ceiling light fitting; fitted carpet.

BEDROOM 1
14'9" x 7'9" (4.51m x 2.37m)



Window to front; ceiling light fitting; fitted carpet; fixed wardrobes.

BEDROOM 3

9'3" x 6'7" (2.84m x 2.03m)



Window to front; ceiling light fitting; fitted carpet.

OUTSIDE



There are two allocated parking spaces belonging to the property. A gate to the side leads to the fully enclosed rear garden which is laid mainly to lawn with a paved Patio area; wooden shed; wooden summerhouse.



NOTES

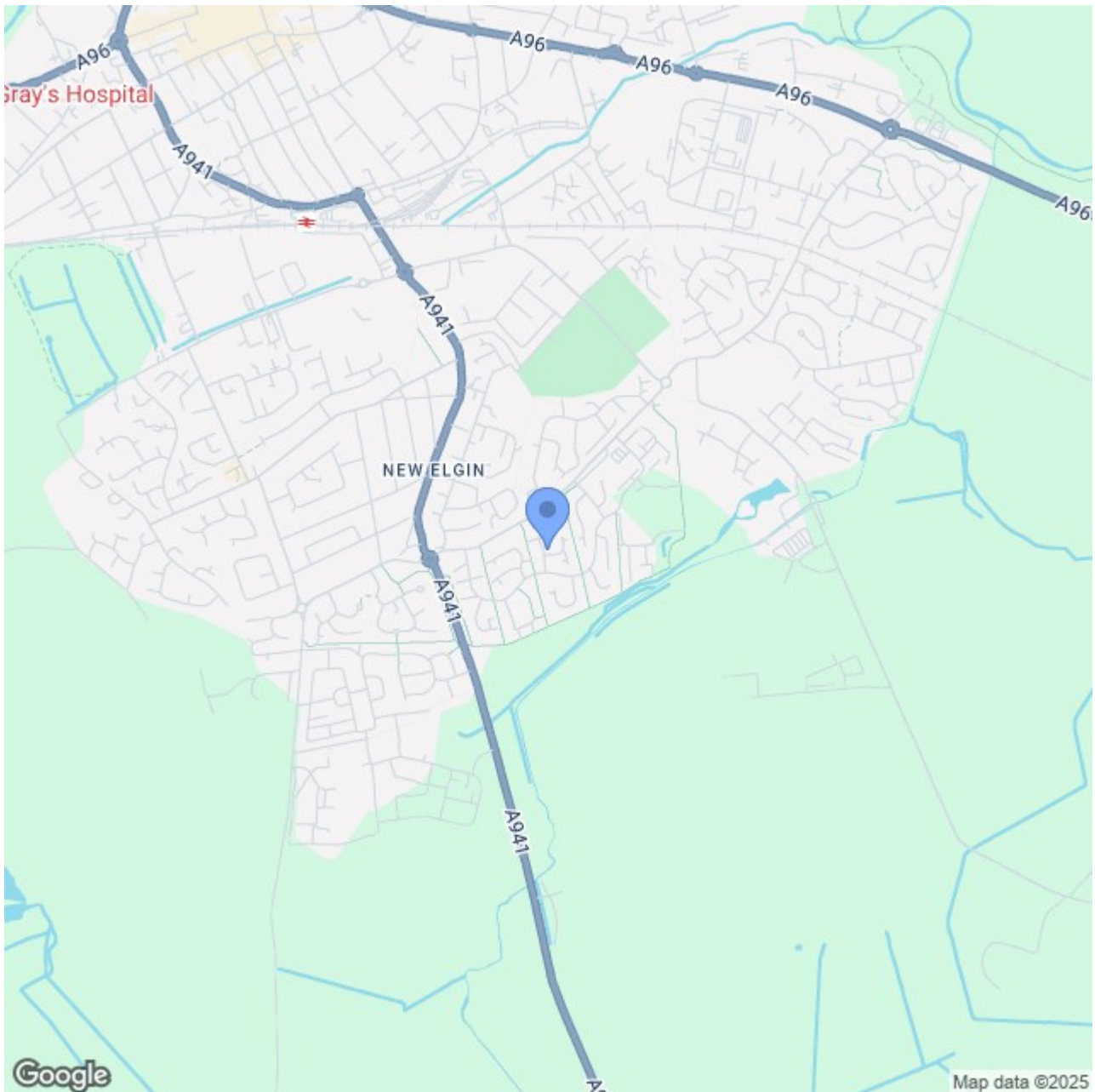
Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all bathroom and guest WC fittings, the oven, hob and hood in the kitchen, the fitted wardrobes in bedroom 1 and bedroom 2 and the wooden shed and summerhouse in the garden.

The white goods are available by separate negotiation.

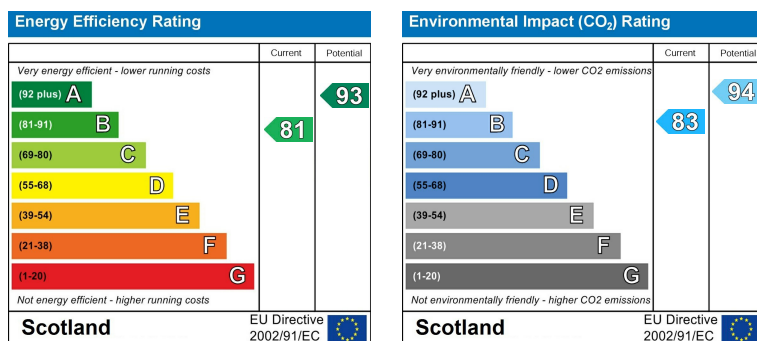
Council Tax Band: C

Viewings: Contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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