



**Harper
Macleod LLP**
Estate Agents & Solicitors



21 Fleurs Place, Elgin, IV30 1ST

Offers over £280,000

Detached Bungalow situated in the sought after West End of Elgin, an ideal family home and within the catchment area for West End primary school. The accommodation comprises entrance vestibule, hallway, lounge, dining & kitchen, dining room, three bedrooms & a shower room. The property further benefits from double glazing, gas central heating, garage & garden.

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

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ENTRANCE VESTIBULE



UPVC & glazed door, spacious walk-in cupboard housing the gas central heating boiler, wood effect flooring, wall light fitting.

HALLWAY

Windows to front & side, spacious walk-in storage cupboard, fitted carpet, two ceiling light fittings, 2nd built-in storage cupboard housing the electric consumer units.

LOUNGE

15'10" x 14'7" (4.85m x 4.46m)



Windows to front & side, Fire surround with electric fire, fitted carpet, ceiling light fitting.

DINING ROOM

13'5" x 12'2" (4.11m x 3.73m)



Double aspect to front & side, open fire and surround with electric fire, fitted carpet, ceiling light fitting.

DINING KITCHEN

19'6" x 9'8" (5.95m x 2.95m)



Windows to side & rear, range of base & wall units, slot-in Hotpoint electric oven & dishwasher, under counter fridge, fitted carpet, two ceiling strip light fittings, built-in shelved cupboard.

UTILITY/ REAR VESTIBULE
8'0" x 4'4" (2.44m x 1.34m)



UPVC & glazed door to the garden, plumbing & space for washing machine , space for fridge freezer, vinyl flooring, ceiling strip light.

BEDROOM 1
13'1" x 11'11" (4.01m x 3.64m)



Window to rear, two sets of double built-in wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 2
12'4" x 9'10" (3.77m x 3.02m)



Window to rear, built-in wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 3
12'4" x 9'0" (3.78m x 2.75m)



Window to rear, built-in wardrobes, fitted carpet, ceiling light fitting.

SHOWER ROOM

8'11" x 6'7" (2.73m x 2.01m)



Window to rear, sink, WC & shower enclosure with mains shower, fixed storage unit, built-in shelved storage cupboard, fitted carpet, ceiling light fitting.

GARAGE



Single garage, up & over door.

OUTSIDE



The garden to the front has an area of lawn bordered with mature hedging, shrubs & trees. A driveway provides off-street parking. The rear garden is also laid to lawn with mature shrubs & trees.

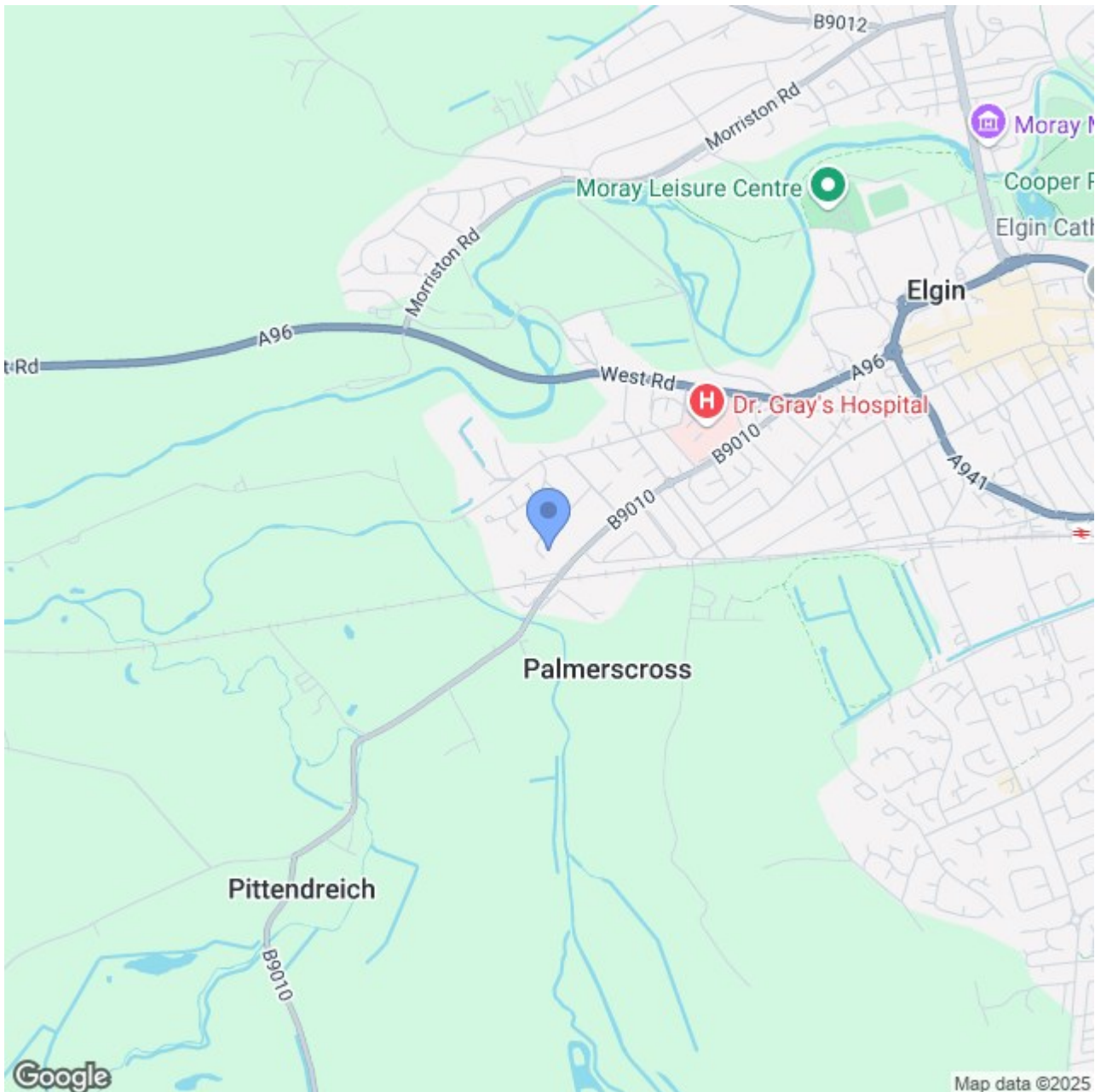
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings and the slot-in electric oven in the kitchen.

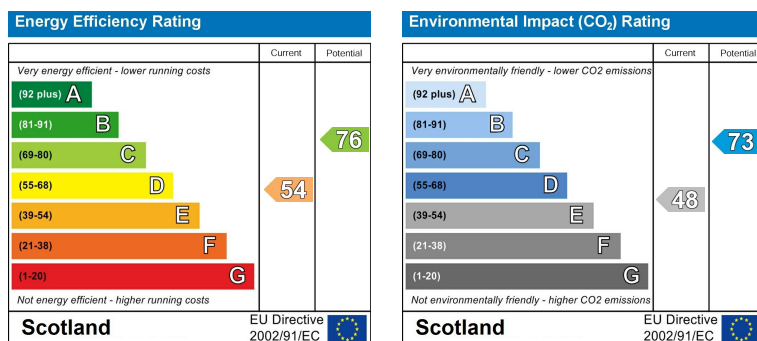
Council Tax Band: E

Viewing Arrangements: Please contact selling agent on 01343 555 150

Area Map



Energy Efficiency Graph



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