



**Harper
Macleod LLP**
Estate Agents & Solicitors



7 Quebec Place, Elgin, IV30 6SA
Offers over £175,000

Semi-detached three bedroom property situated in a sought after residential area of Elgin. The accommodation comprises entrance hallway, lounge, dining kitchen, guest WC, three bedrooms and a family bathroom. The property which is in excellent order throughout further benefits from double glazing, gas central heating, garden, off-street parking and a garden office.

HALLWAY



uPVC and glazed entrance door; spacious storage cupboard; second under-stair storage cupboard; wood effect flooring; inset ceiling spotlights.

LOUNGE

13'4" x 10'9" (4.08m x 3.30m)



Window to front; wall mounted TV bracket; recessed storage below; fitted carpet; inset ceiling spotlights.

DINING KITCHEN

19'7" x 7'9" (5.99m x 2.38m)



Window and door to the rear garden; fitted kitchen in white; built-in single electric oven; five ring gas hob; hood; plumbing and space for washing machine and dishwasher; ample space for fridge freezer and dining table and chairs; wood effect flooring; two ceiling light fittings.

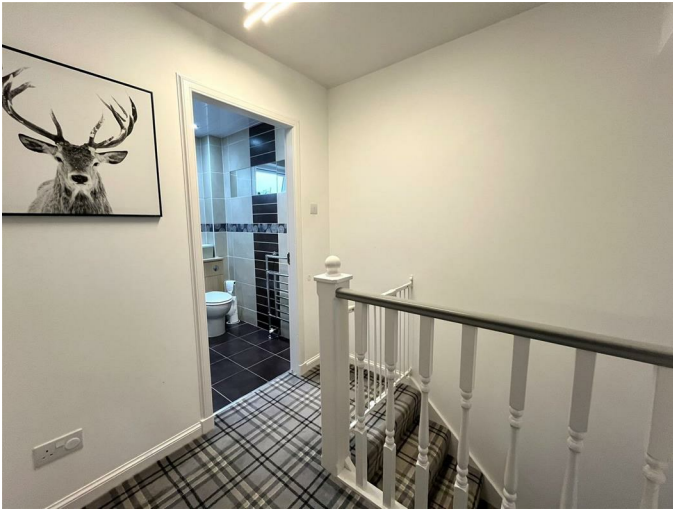
GUEST WC

5'3" x 2'4" (1.62m x 0.73m)



Internal room; vanity mounted sink and WC; vinyl flooring; inset ceiling spotlight.

STAIRCASE AND LANDING



Fitted carpet; ceiling light fitting.

BEDROOM 1

12'5" x 10'5" (3.81m x 3.20m)



Window to rear; double built-in wardrobe; fitted carpet; ceiling light fitting.

BEDROOM 2

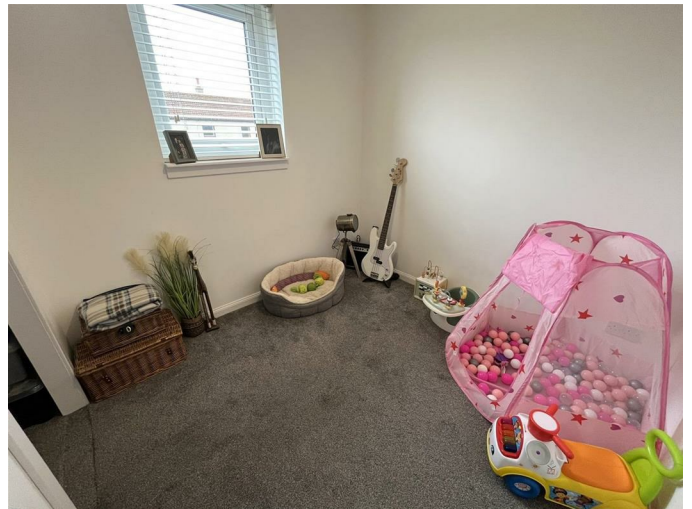
10'9" x 8'0" (3.30m x 2.44m)



Window to front; built-in cupboard; fitted carpet; ceiling light fitting.

BEDROOM 3

7'9" x 8'0" (2.38m x 2.44m)



Window to front; recessed storage area with dressing table; fitted carpet; ceiling light fitting.

BATHROOM

6'8" x 6'0" (2.04m x 1.84m)



Window to rear; vanity mounted sink; WC and bath with mains shower over; ceramic tile flooring; inset ceiling spotlights.

OUTSIDE



The garden to the front has been laid with gravel and provides off-street parking for two cars. The fully enclosed rear garden has a spacious patio area; area of artificial grass & block storage shed. A wooden garden office with tiled roof and window to the side has been fully lined and floored and has power and light; covered outdoor seating area; rotary clothes dryer.



NOTES

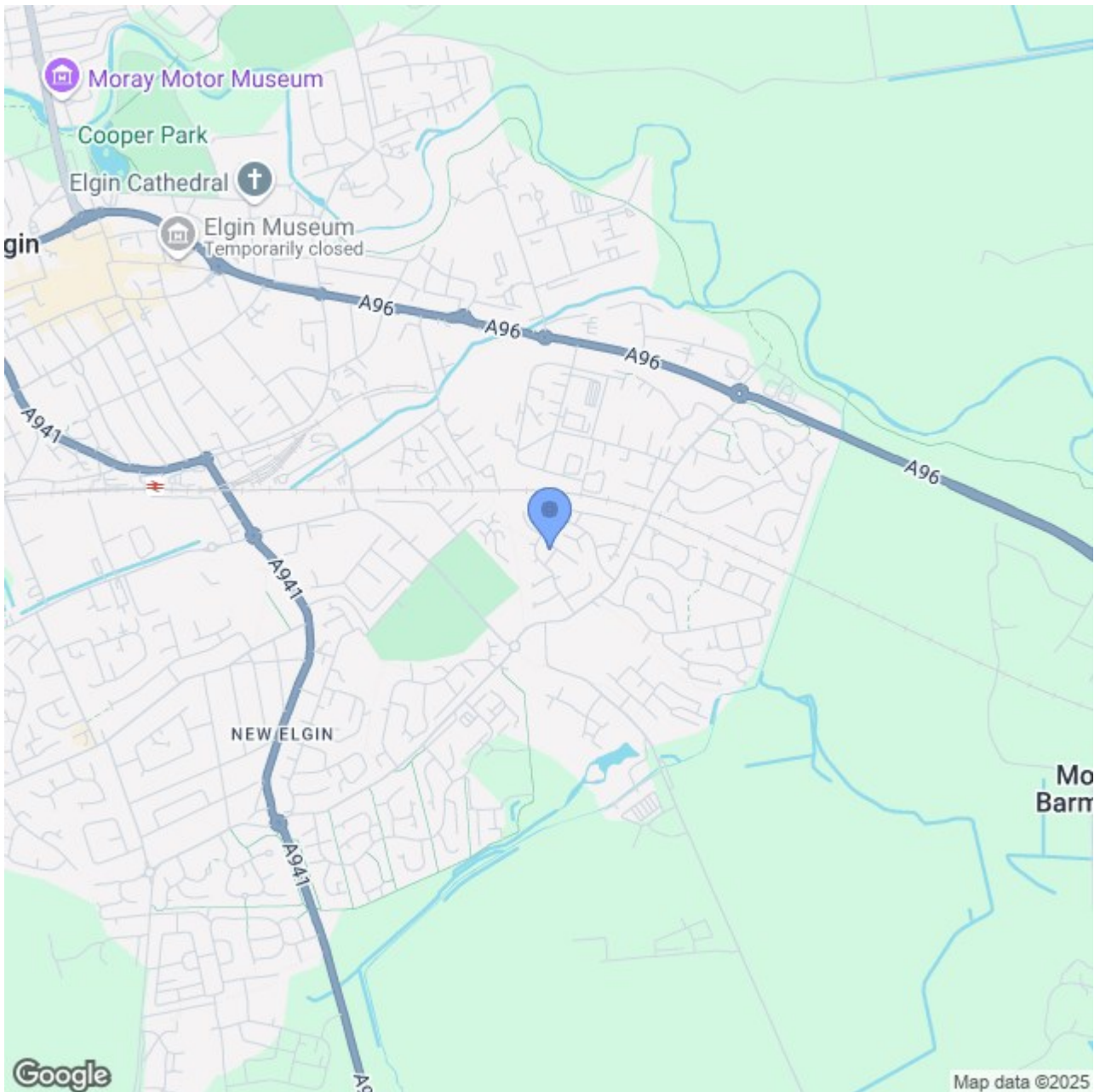
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and guest WC fittings; the oven, hob and hood in the kitchen and the garden office; block shed and rotary clothes dryer in the garden.

Council Tax Band:

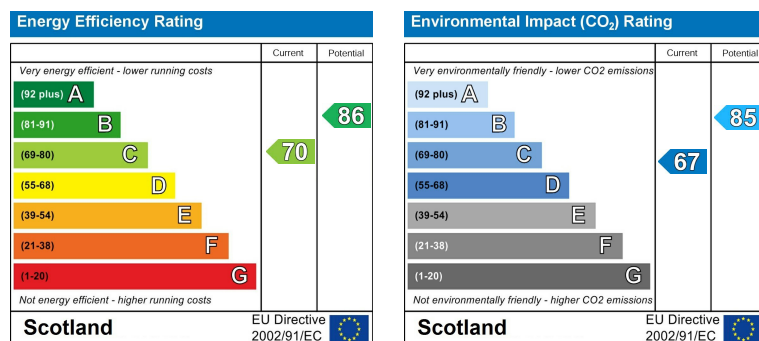
VIEWING CONTACT THE SELLING AGENT



Area Map



Energy Efficiency Graph



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