



**Harper
Macleod LLP**
Estate Agents & Solicitors



34 South View Road, Elgin, IV30 1NB

Offers over £140,000

Ground floor flat situated in the sought after Darliston development in the West End of Elgin and within easy walking distance of the town centre, bus and railway station. The accommodation comprises lounge, dining kitchen, two bedrooms (one en-suite) and a bathroom. The property further benefits from double glazing, gas central heating, secure telephone entry system, communal garden grounds & allocated parking.

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

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HALLWAY



Wooden entrance door, built-in cloak cupboard, fitted carpet, ceiling light fitting.

LOUNGE

15'9" x 15'1" (4.82m x 4.62m)



Window to front, feature fireplace with electric fire, fitted carpet, ceiling light fitting.

DINING KITCHEN

15'9" x 10'8" (4.81m x 3.26m)



Window to rear, fitted kitchen in medium wood effect, built-in single electric oven, hob & hood, Beko plumbed in washing machine, gas central heating boiler, spacious built-in storage cupboard (1.20m x 1.19m), vinyl flooring, ceiling strip light.

BEDROOM 1

15'9" x 10'10" (4.82m x 3.32m)



Window to front, two sets of double fitted wardrobes, fitted carpet, two ceiling light fittings, vanity area with vanity mounted sink.

EN-SUITE/SHOWER ROOM

5'1" x 4'9" (1.55m x 1.46)



Internal room, shower cubicle with mains shower, WC & towel radiator, extractor fan, vinyl flooring, ceiling light fitting.

BEDROOM 2

9'2" x 8'7" (2.81m x 2.64m)



Window to rear, fitted carpet, ceiling light fitting.

BATHROOM

6'10" x 6'6" (2.09m x 1.99m)



Window to rear, sink, WC & bath, vinyl flooring, wall mounted towel radiator, ceiling light fitting.

OUTSIDE

The property is set in immaculately kept communal garden grounds, one allocated parking space & visitor parking.

NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom & en-suite fittings, the oven, hob & hood, the Beko washing machine in the kitchen.

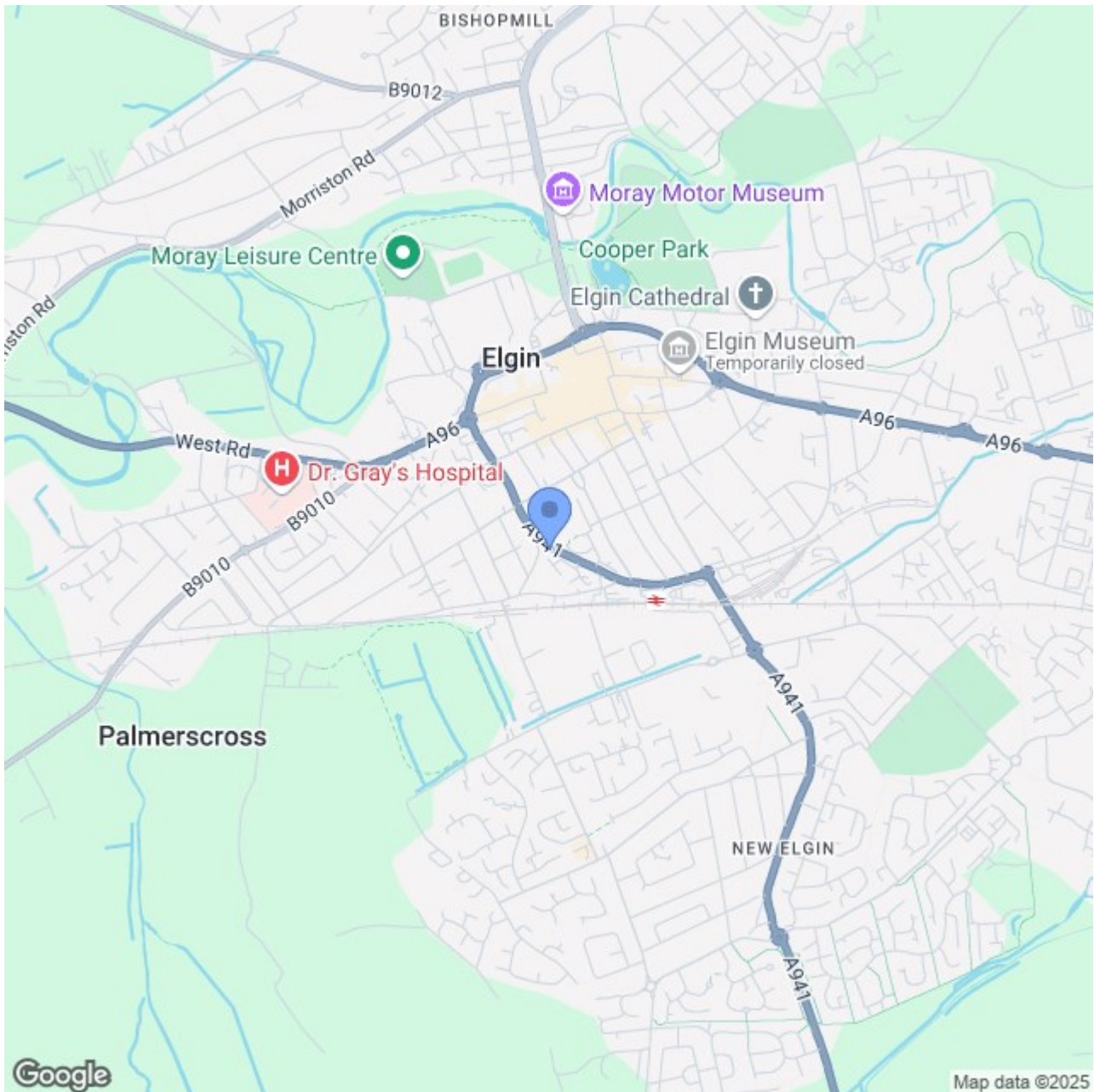
The fridge freezer is available by separate negotiation.

Council Tax Band: D

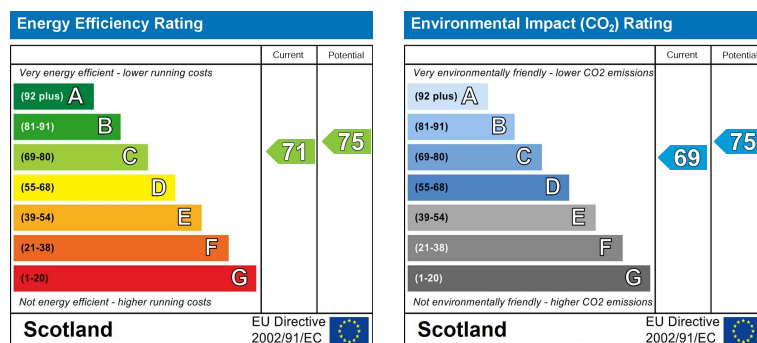
Viewing Arrangements: Please contact selling agent on 01343 555 150

**VIEWING CONTACT SELLING AGENT OR OWNER
ON 01343 54**

Area Map



Energy Efficiency Graph



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