



25 Haugh Road, Elgin, IV30 1AR
Offers over £145,000

Modern three bedroom mid-terraced property situated in a convenient location in Elgin, within walking distance to supermarkets, leisure centre and Elgin Town Centre . The property is within the catchment area for West End Primary School and Elgin Academy.

The accommodation comprises, entrance vestibule, hallway, lounge, conservatory, dining kitchen, three bedrooms, guest WC and shower room. The property further benefits from double glazing, gas central heating, front garden, south-facing rear garden and on-street parking.

ENTRANCE VESTIBULE

3'4" x 3'1" (1.04m x 0.96m)

Wooden & glazed entrance door, fitted carpet; wooden and glazed door leads to the hallway.

HALLWAY

Two ceiling light fittings, fitted carpet, two built-in storage cupboards, staircase to first floor.

GUEST WC

6'5" x 2'9" (1.97m x 0.84m)



Window to side, ceiling light fitting, tile flooring, built-in vanity sink & WC, fixed wall unit.

DINING KITCHEN

14'9" x 11'5" (4.51m x 3.50m)



Window to front, fitted kitchen in medium wood effect, slot-in cooker, hood, under counter Liebherr fridge, Beko dishwasher, Zanussi washing machine, wall mounted combi

boiler, space for dining table & chairs, built-in storage cupboard housing electric consumer units, ceiling light fitting, vinyl flooring.

LOUNGE

14'4" x 14'9" (4.38m x 4.52m)



Patio doors lead to conservatory, ceiling light fitting, fitted carpet, stone fire place with electric fire.

CONSERVATORY

11'5" x 7'8" (3.50m x 2.36m)



Patio doors lead to rear garden with windows to side, fitted carpet.

REAR VESTIBULE

8'0" x 3'2" (2.45m x 0.99m)

Wooden and glazed door to rear garden, ceiling light fitting.

STAIRCASE & LANDING



Ceiling light fitting, fitted carpet, spacious walk-in storage cupboard with shelving and hatch to the loft space, stair lift.

SHOWER ROOM

6'2" x 5'10" (1.90m x 1.80m)



Window to side, built-in vanity mounted sink & WC, shower cubicle with Mira Sport electric shower, ceiling light fitting, vinyl flooring, wall mounted towel radiator.

BEDROOM 2

11'6" x 10'5" (3.51m x 3.19m)



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

BEDROOM 1

15'0" x 8'2" (4.58m x 2.51m)



Two windows to rear, ceiling light fitting, fitted carpet, double built-in wardrobes.

BEDROOM 3

11'6" x 9'6" (3.51m x 2.91m)



Window to rear, ceiling light fitting, fitted carpet.

OUTSIDE



The garden to the front is laid to lawn with mature planted borders and with a paved pathway leading to the property, built -in storage cupboard. The South facing rear garden is also laid to lawn with mature planted borders , paved patio area, rotary clothes dryer, stone-built store. There is a public footpath to the rear leading out Haugh Road.

NOTES

Included in the asking price will be all carpets and fitted floor coverings, all curtains and blinds, all shower room fittings, the slot-in cooker, hood, washing machine, dishwasher and fridge in the kitchen and the rotary clothes dryers and one-built store in the garden.

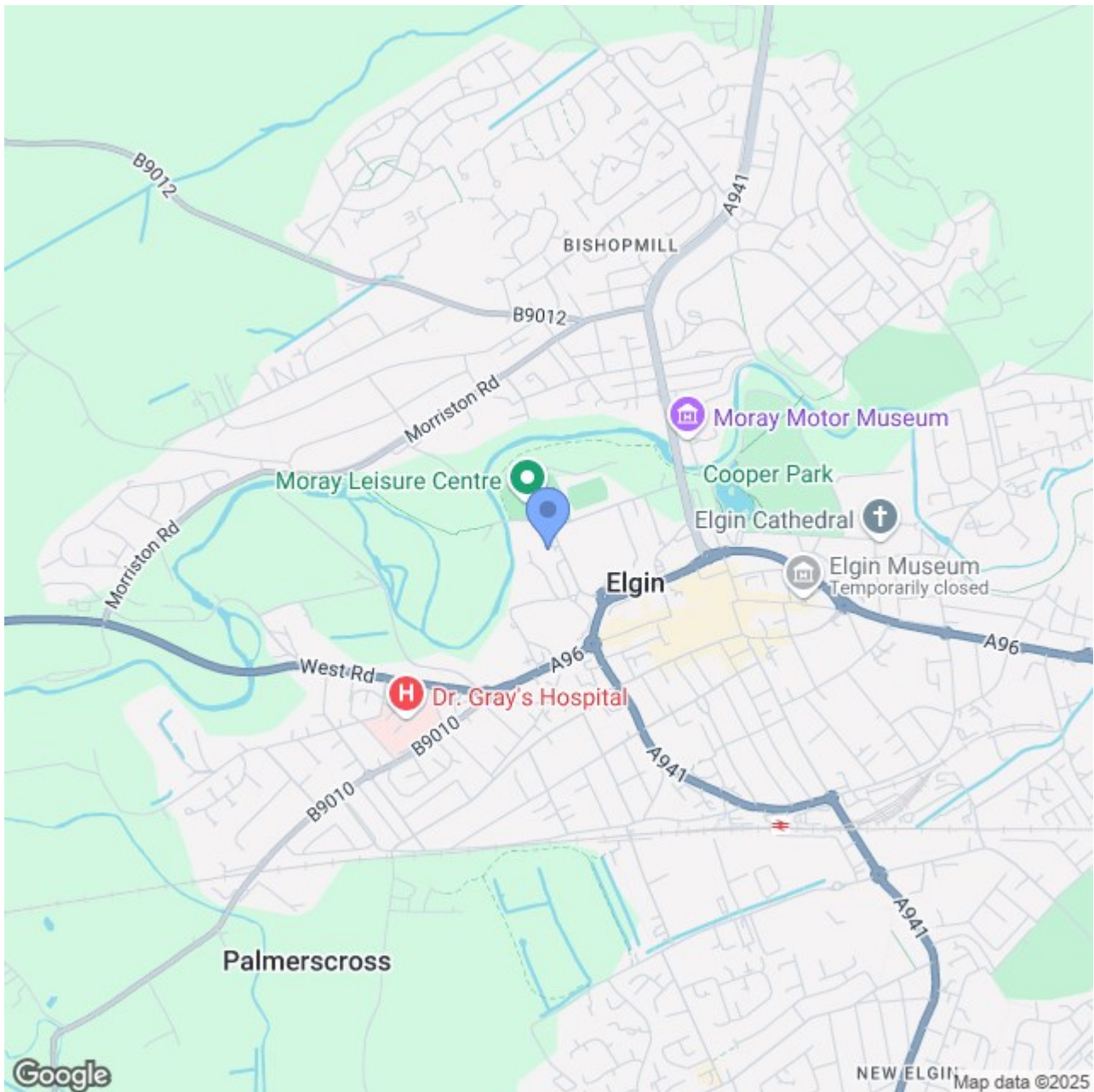
The stair lift can be removed if not required.

Items of furniture may be available by separate negotiation.

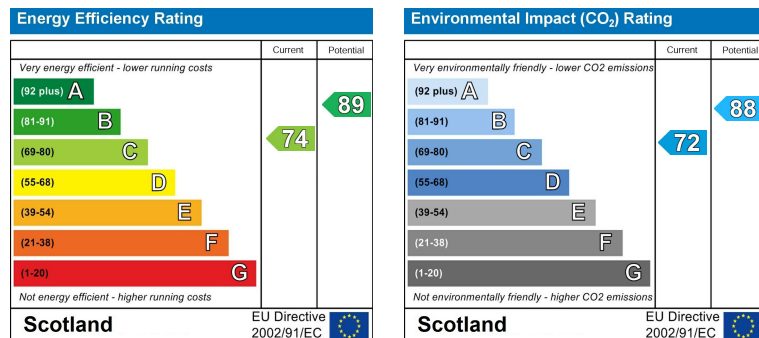
Council Tax Band: B

Viewing Arrangements: 01343 555 150

Area Map



Energy Efficiency Graph



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