



**Harper
Macleod LLP**
Estate Agents & Solicitors



14 Ferrier Terrace, Elgin, IV30 4JU
Offers over £112,000

Two bedroom mid-terraced house situated in the popular Bishopmill area of Elgin within walking distance of local amenities. The accommodation comprises: entrance hallway, lounge/diner, kitchen, two double bedrooms and shower room. Whilst in need of some renovation, the property further benefits from double glazing, gas central heating, gardens to front and rear and on-street parking.

ENTRANCE HALLWAY



UPVC & glazed front door with glazed side panel, under-stair cupboard housing electric consumer units.

LOUNGE/DINER

20'4" x 11'1" (6.21m x 3.39m)

Double aspect to front & rear, two ceiling light fittings.

KITCHEN

10'3" x 9'10" (3.13m x 3.00m)



UPVC & glazed door to rear garden with window to side, fitted kitchen, built-in oven & grill, four ring electric hob, hood, space for under counter fridge & freezer, ceiling light fitting, wood effect laminate flooring.

STAIRCASE & LANDING



Hatch to loft space, ceiling light fitting, built-in linen cupboard with shelving.

SHOWER ROOM

6'2" x 6'1" (1.88m x 1.86m)



Window to rear, vinyl flooring, WC, pedestal sink, built-in shower cubicle with mains fed shower, ceiling light fitting.

BEDROOM 2

12'4" x 9'5" (3.76m x 2.89m)



Window to rear, ceiling light fitting, built-in wardrobe with hanging rail & shelving.

BEDROOM 1

15'6" x 8'5" (4.73m x 2.58m)



Window to front with views over the rooftops to Brown Muir, ceiling light fitting, double built-in wardrobe with hanging rail & shelving, second double built-in cupboard with shelving and housing the glow-worm gas central heating boiler.

OUTSIDE

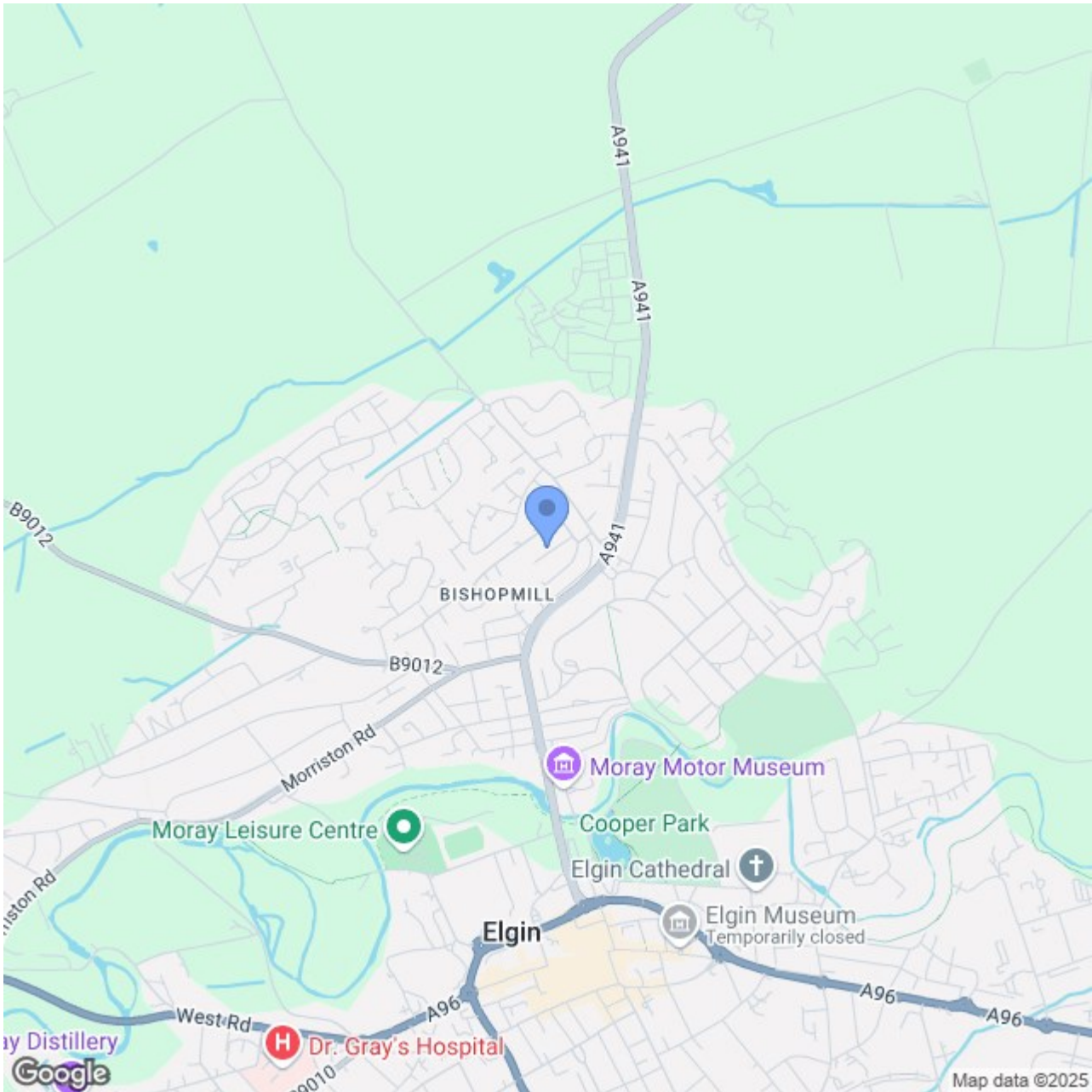


The front garden is laid mainly to gravel with a paved pathway leading to the property. The fully enclosed rear garden is laid to lawn with a paved patio area, wooden shed, rotary clothes dryer, a gate to the rear provides access onto public footpath.

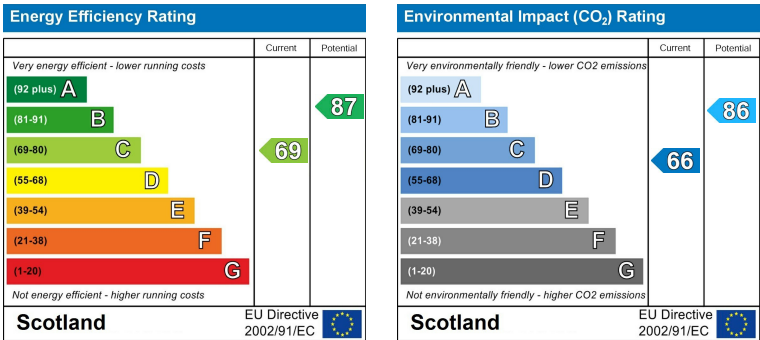
NOTES

Included in the asking price is all light fittings, all shower room fittings, the oven, hob & hood in the kitchen and the wooden shed and rotary clothes dryer in the garden.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.