



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**6 The Wards, Elgin, IV30 6AA**  
**Offers over £157,000**

Traditional semi-detached house recently renovated and upgraded by the current owner and an ideal first time buy or investment purchase. The accommodation comprises entrance hallway, lounge, dining kitchen, utility room, two bedrooms and a shower room. The property which is in excellent order throughout further benefits from double glazing, gas central heating and a fully enclosed rear garden.



#### ENTRANCE HALLWAY



Composite entrance door; spacious under stair cupboard; ceiling light fitting; wood effect vinyl flooring.

#### LOUNGE

13'7" x 11'7" (4.16m x 3.54m)



Window to front; feature fire surround; shelved recess; fitted carpet; ceiling light fitting.

#### DINING KITCHEN

20'4" x 10'4" at longest & widest (6.20m x 3.16m at longest & widest)



Two windows to rear; newly fitted kitchen; built-in single electric oven, hob and hood; integrated fridge freezer and slimline dishwasher; built-in shelved storage cupboard; wood effect vinyl flooring; inset ceiling spotlights and ceiling light fitting.

#### UTILITY ROOM

5'11" x 4'6" (1.82m x 1.38m)



Window to rear; wall mounted kitchen unit; plumbed in washer dryer; wood effect vinyl flooring; inset ceiling spotlight.

## STAIRCASE AND LANDING



Velux window to front; spacious built-in storage cupboard; fitted carpet; wall light fitting.

## BEDROOM 1

13'5" x 10'6" (4.11m x 3.22m)



Dormer window to front; fitted carpet; ceiling light fitting.

## BEDROOM 2

10'2" x 6'4" (3.12m x 1.94m)



Window to rear; fitted carpet; ceiling light fitting.

## SHOWER ROOM

8'10" x 4'11" (2.70m x 1.51m)



Window to rear; vanity mounted sink and WC; spacious shower cubicle with mains shower; chrome towel radiator; vinyl flooring; inset ceiling spotlights.



## OUTSIDE



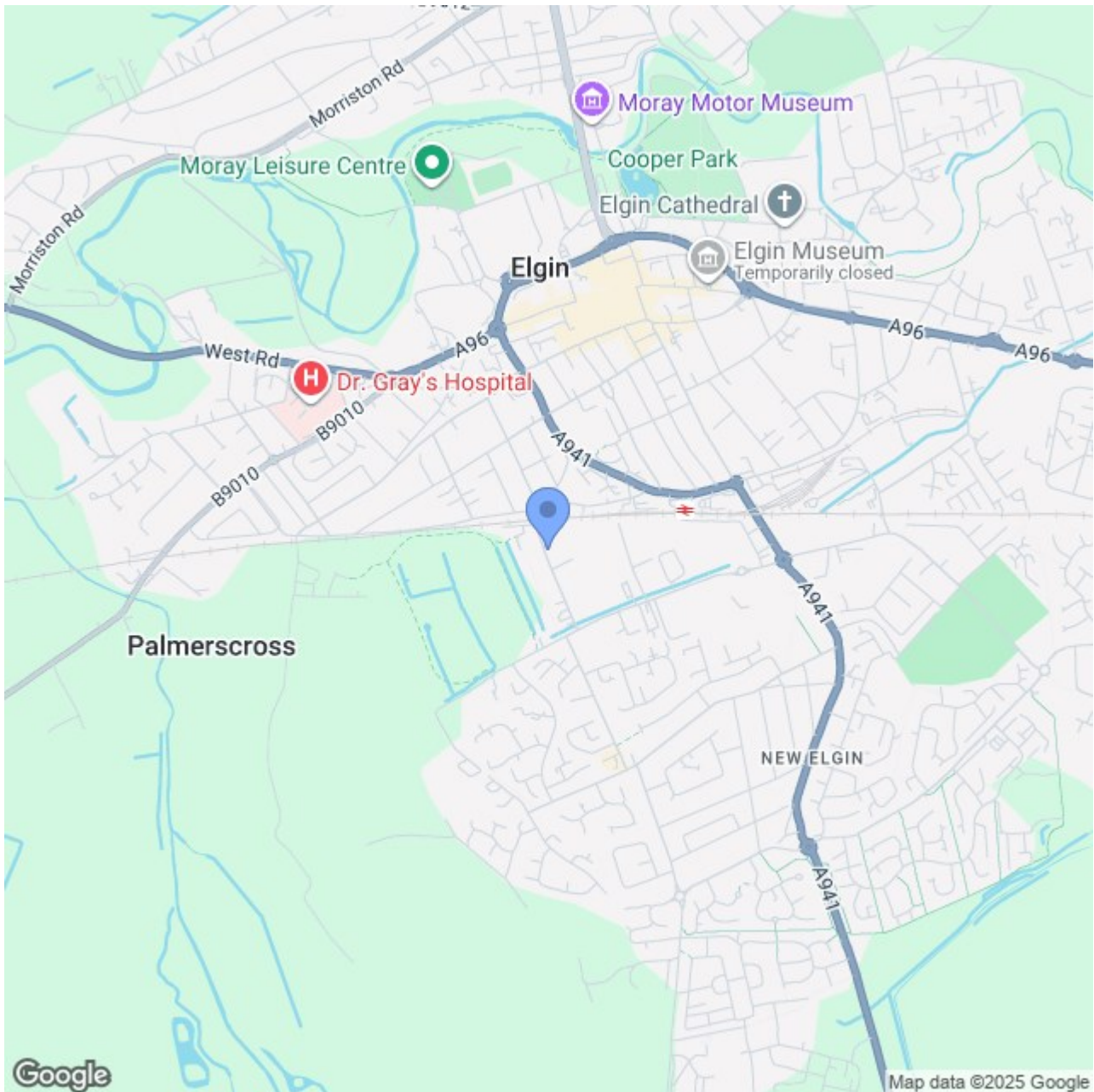
The rear garden is fully enclosed with a gate leading to the front of the property and has a good size patio area and area of lawn.

## NOTES

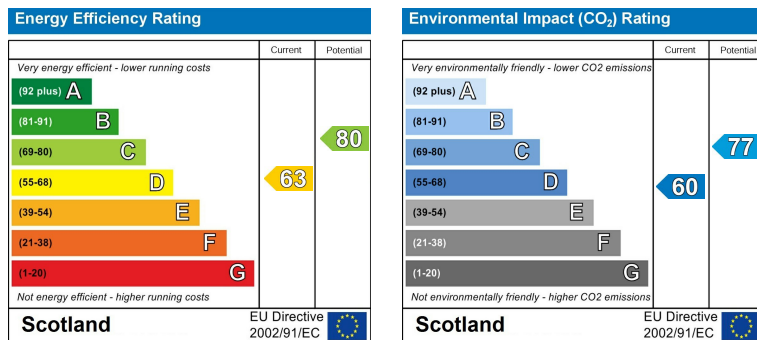
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all shower room fittings; the oven, hob, hood and integrated fridge freezer and slimline dishwasher in the kitchen and the washer dryer in the utility room.



## Area Map



## Energy Efficiency Graph



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