



**Harper
Macleod LLP**
Estate Agents & Solicitors



21 Mossend Place, Elgin, IV30 6YB

Offers over £120,000

End terraced house situated in a popular residential area of Elgin & in close proximity to Greenwards Primary School & Elgin High School. Whilst in need of upgrading this will make an ideal family home. The accommodation comprises entrance hallway, lounge, dining kitchen, three bedrooms & a bathroom. The property further benefits from double glazing, gas central heating and gardens front & rear.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 **Email:** propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE HALLWAY



UPVC & glazed door, built-in shelved storage cupboard, fitted carpet, ceiling light fitting, spacious under-stair storage room.

LOUNGE

10'9" x 10'5" (3.30m x 3.18m)



Window to front, recessed shelving unit, fitted carpet, ceiling light fitting.

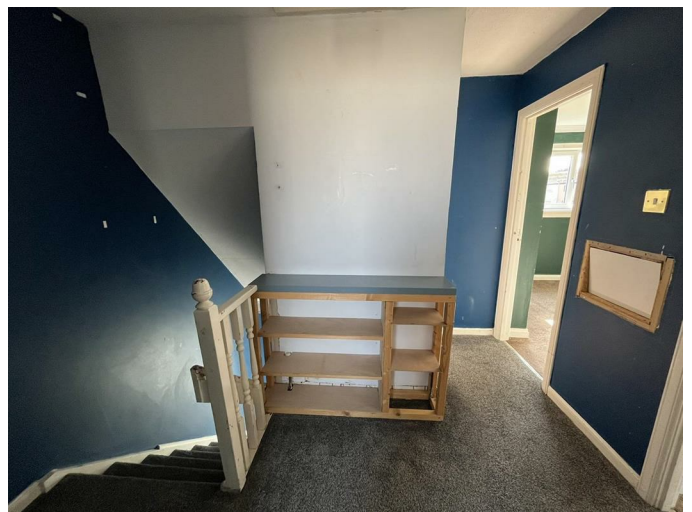
DINING KITCHEN

19'5" x 9'8" (5.92m x 2.97m)



Two windows to front, recently fitted kitchen in matte navy, built-in double electric oven, 4 ring gas hob & hood, integrated dishwasher, plumbing & space for washing machine, vinyl flooring.

STAIRCASE & LANDING



Spacious storage cupboard housing the gas central heating boiler, fitted carpet, ceiling light fitting.

BEDROOM 1

10'3" x 10'0" (3.13m x 3.05m)



Window to front, recessed wardrobe space, fitted carpet, ceiling light fitting.

BEDROOM 2

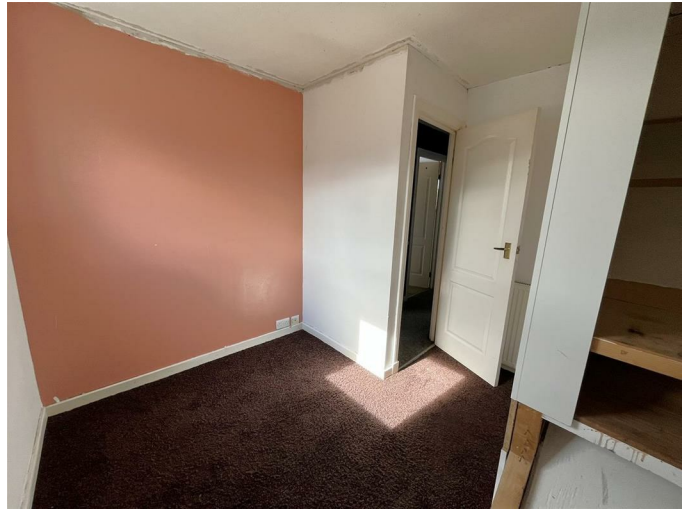
9'4" x 9'3" (2.85m x 2.84m)



Window to rear, recessed wardrobe space, fitted carpet, ceiling light fitting.

BEDROOM 3

10'1" x 9'3" (3.08m x 2.83m)



L-shaped room, window to rear, storage space, fitted carpet, ceiling light fitting.

BATHROOM

6'7" x 6'7" (2.03m x 2.01m)



Window to rear, sink, WC & bath with electric shower over, vinyl flooring, ceiling light fitting.

OUTSIDE

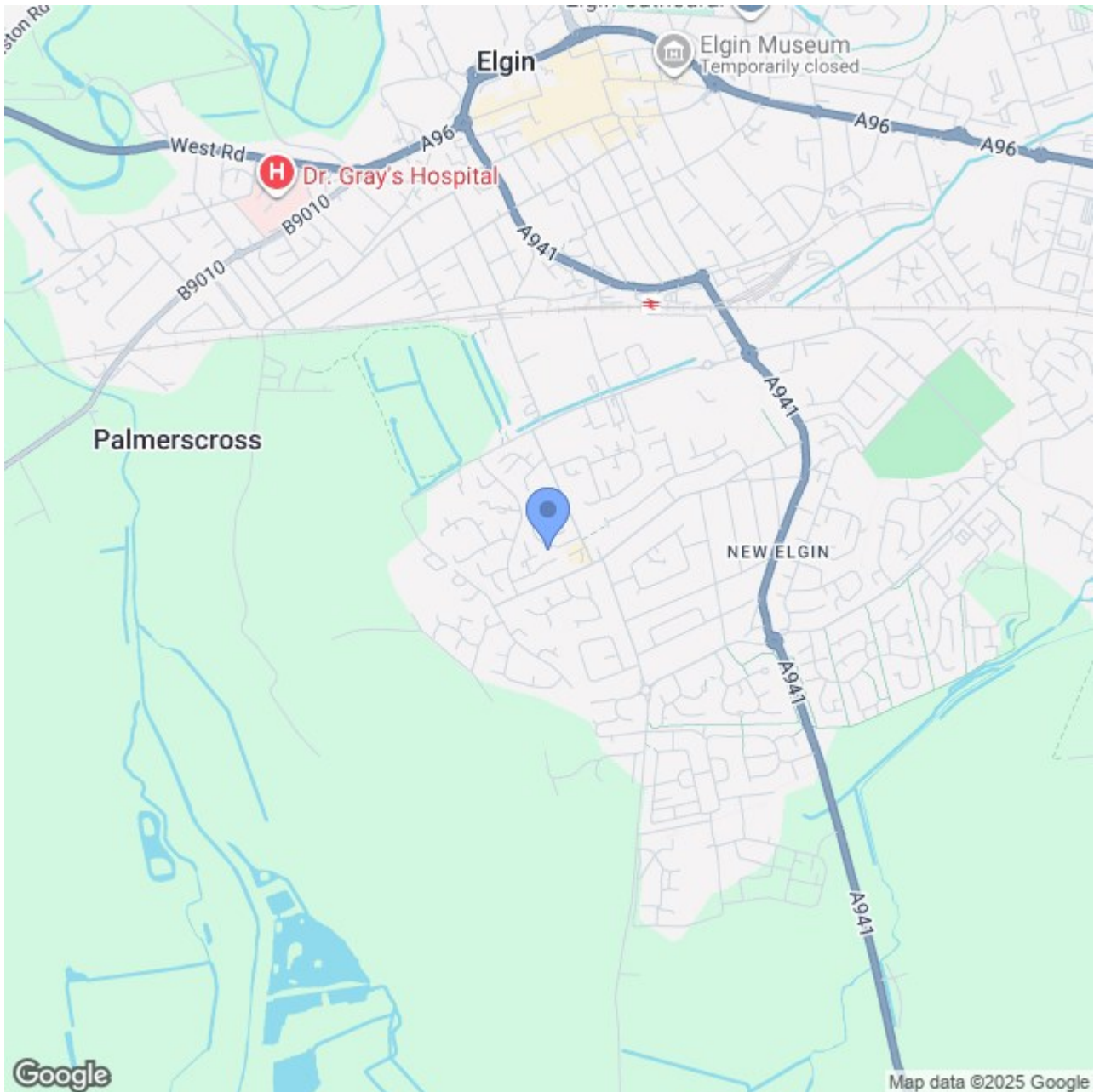


The property benefits from garden ground to the front & rear with block built shed.

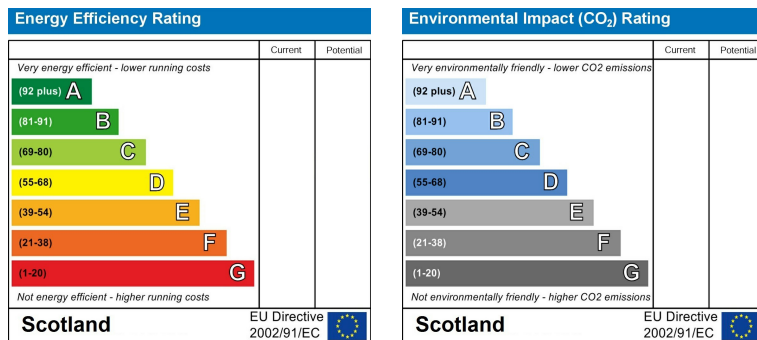
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the oven, hob & hood and the integrated dishwasher in the kitchen.

Area Map



Energy Efficiency Graph



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