



**Harper
Macleod LLP**
Estate Agents & Solicitors



11 Ashburton Court, Elgin, IV30 6FB
Offers over £165,000

Modern two bedroom semi-detached house situated in a popular residential area of Elgin. The accommodation comprises: entrance porch, hallway, lounge/diner, conservatory, kitchen, two bedrooms and bathroom. The property which would make an ideal first time buy, further benefits from double glazing, gas central heating, hard wired interlinked smoke & heat detectors, driveway providing off-street parking and gardens to the front and rear.

ENTRANCE PORCH



UPVC & glazed entrance door with window to side, ceiling light fitting, tile flooring, wooden & glazed door to hallway.

HALLWAY

13'6" x 6'5" (4.14m x 1.98m)



Window to front, ceiling light fitting, newly fitted carpet, built-in storage unit housing electric consumer units, spacious walk-in storage cupboard with shelving, staircase to first floor.

BATHROOM

6'8" x 6'6" (2.04m x 2.00m)



Window to front, ceiling light fitting, extractor, bath with Mira Sport electric shower over, vanity mounted sink & WC, wood effect vinyl flooring.

LOUNGE / DINER

21'9" x 11'3" (6.64m x 3.44m)



Two windows to front, two ceiling light fittings, wood effect laminate flooring, fireplace, wooden & glazed door leads to the conservatory.

CONSERVATORY

11'1" x 8'5" (3.38m x 2.58m)



Polycarbonate roof, glazed on three sides, UPVC & glazed door leads to rear garden, wood effect laminate flooring.

KITCHEN

13'10" x 7'11" (4.24m x 2.42m)



Window to rear, ceiling strip light, fitted kitchen with sink & drainer, hood, space for slot-in cooker, space for under-counter appliances, UPVC & glazed door leads to the rear garden.

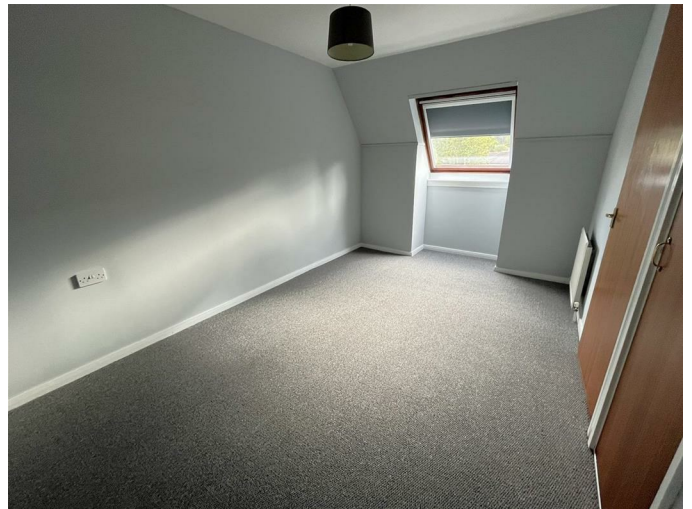
STAIRCASE & LANDING



Hatch to the partially floored loft space, ceiling light fitting, newly fitted carpet, spacious walk-in storage cupboard with shelving and housing the Worcester gas central heating boiler.

BEDROOM 2

15'3" x 9'1" (4.66m x 2.77m)



Velux window to rear, ceiling light fitting, newly fitted carpet, built-in storage cupboard with shelving.

BEDROOM 1

15'3" x 9'11" (4.66m x 3.04m)



Velux window to rear, ceiling light fitting, newly fitted carpet, access to cupboard in landing.

OUTSIDE

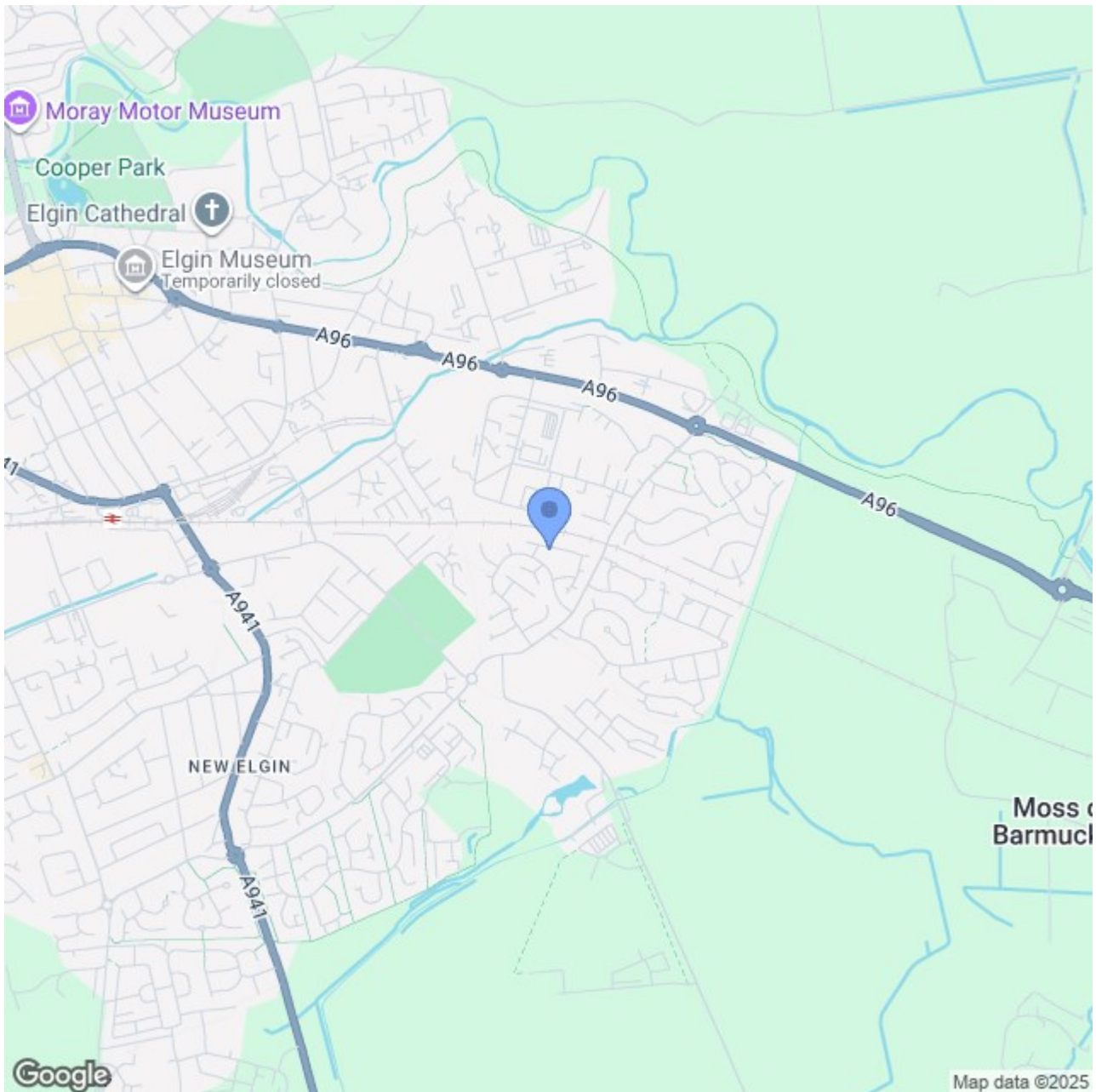


The front garden is laid to gravel with planted borders and a paved pathway leading to the property. A paved driveway to the side provides off-street parking. A gate provides access to the fully enclosed South facing rear garden which is laid to lawn with a large paved patio area and bordered by mature trees & shrubs providing a good deal of privacy, rotary clothes dryer, stone-built store.

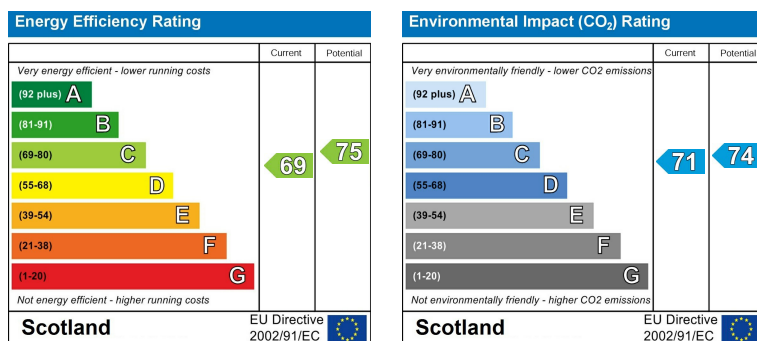
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, hood in the kitchen, rotary clothes dryer in the garden.

Area Map



Energy Efficiency Graph



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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>