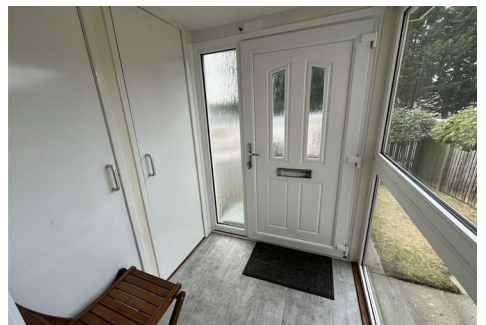




**Harper
Macleod LLP**
Estate Agents & Solicitors



12 Pinefield Crescent, Elgin, IV30 6HZ
Offers over £125,000

Modern two bedroom mid-terraced house situated in a popular area of Elgin. The property has been recently upgraded by the current owner and would make an ideal first time buy or buy-to-let investment. The accommodation comprises: entrance porch, hallway, lounge, kitchen, rear porch, two double bedrooms and bathroom. The property further benefits from double glazing, gas central heating, garden and parking.

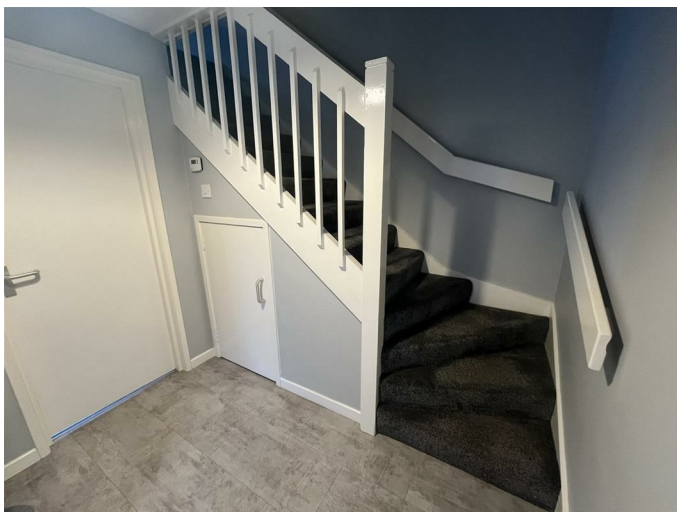
ENTRANCE PORCH

5'6" x 5'1" (1.68m x 1.55m)



UPVC and glazed door with glazed side panel; full glazing to one side; ceiling light fitting; vinyl tile flooring; two built-in storage cupboards, one housing the gas central heating boiler and electric consumer units; door to hallway.

HALLWAY



Ceiling light fitting; vinyl tile flooring; built-in under-stair storage cupboard; door to lounge; door to kitchen; staircase to first floor.

LOUNGE / DINER

19'8" x 10'2" (6.01m x 3.10m)



Windows to front and rear; two ceiling light fittings; wood effect flooring; door to rear porch.

REAR PORCH

3'4" x 3'2" (1.03m x 0.97m)

Ceiling light fitting; wood effect flooring; UPVC and glazed door leads out to the rear.

KITCHEN

11'6" x 8'4" (3.53m x 2.56m)



Window to rear; modern fitted kitchen in grey matt; built-in Lamona microwave and oven; built-in four-ring Induction hob; Samsung free-standing fridge freezer; Hotpoint washing machine; ceiling light fitting; extractor fan; vinyl tile flooring.

STAIRCASE & LANDING

Ceiling light fitting; hatch to the loft space; fitted carpet.

BATHROOM

6'7" x 5'6" (2.01m x 1.69m)



Window to rear; modern vanity mounted unit with sink and WC; bath with mains fed shower over; ceiling light fitting; extractor fan; wall mounted towel radiator; wood effect flooring.

BEDROOM 1

13'8" x 9'4" (4.18m x 2.85m)



Window to front; ceiling light fitting; fitted carpet; two sets of double built-in wardrobes.

BEDROOM 2

11'10" x 10'1" (3.62m x 3.09m)



Window to rear; ceiling light fitting; fitted carpet; built-in double wardrobe.

OUTSIDE



The fully enclosed garden is laid mainly to lawn with a paved pathway leading to steps up to the front door; paved patio area. There is a small area of lawn to the rear of the property. Parking available to the front of the property

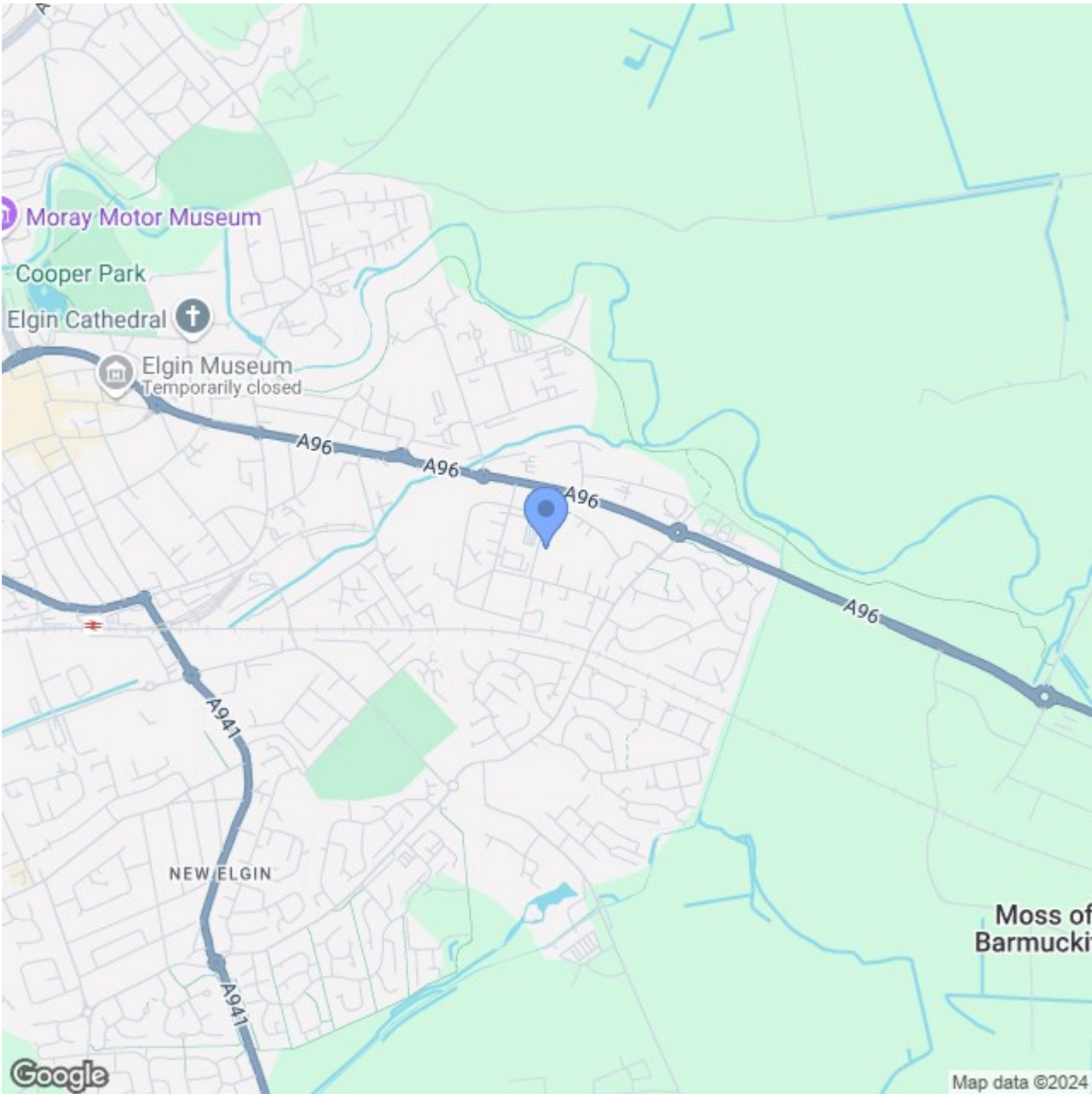
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all blinds and curtains, all bathroom fittings, the built-in microwave and oven, Induction hob, Samsung free-standing fridge freezer and Hotpoint washing machine in the kitchen and the three piece suite in the lounge.

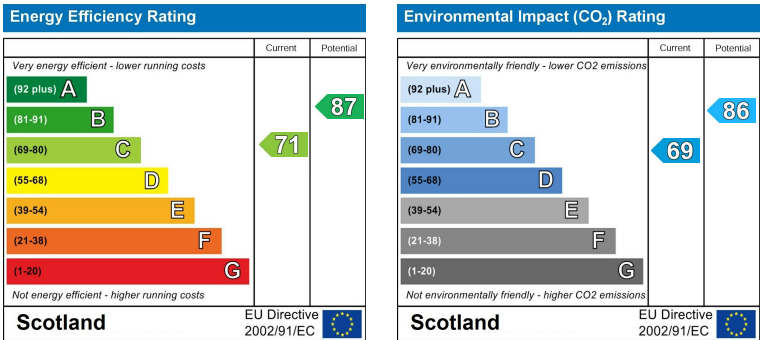
Council Tax Band: B

Viewings: Contact selling agent on 01343 555150.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.