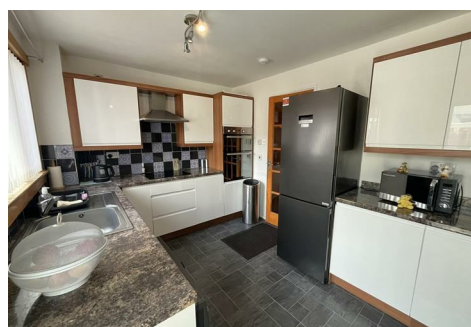




62 Robertson Drive, Elgin, IV30 6EU
Offers over £170,000

Modern end-terraced house situated in a popular residential area of Elgin within walking distance to local shops and amenities. The accommodation comprises; entrance hallway, lounge, dining kitchen, conservatory, guest WC, two double bedrooms and shower room. The property which would make an ideal first time buy, further benefits from Hive-controlled gas central heating, double glazing, garage, driveway and gardens to the front and rear.

ENTRANCE HALLWAY

12'5" x 5'10" (3.79m x 1.80m)



UPVC & glazed door to front, ceiling light fitting, wood effect flooring, coat hooks, built-in under stair storage cupboard housing electric consumer units.

LOUNGE

10'5" x 12'6" (3.20m x 3.83m)

Window to front, ceiling light fitting, wood effect flooring.

DINING KITCHEN



Two windows to the rear, UPVC & glazed door leads to the conservatory, modern fitted kitchen in white gloss, free-standing Grundig fridge freezer, built-in Hotpoint oven & grill, Beko washing machine, space for dining table & chairs.

GUEST WC

4'5" x 2'7" (1.37m x 0.80m)



Internal room, fully wet walled, tile effect vinyl flooring, WC, sink with storage below.

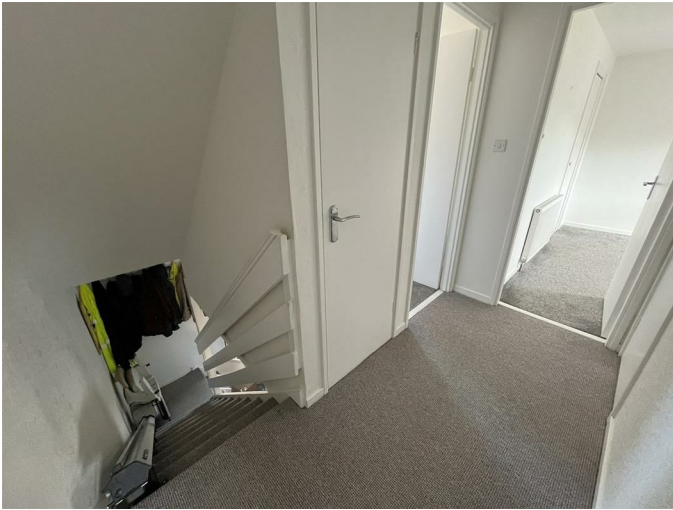
CONSERVATORY

7'8" x 9'6" (2.36m x 2.90m)



Glazed on three sides, French doors lead out to the rear garden, wall light fitting, tile flooring.

STAIRCASE & LANDING



Hatch to loft space, ceiling light fitting, fitted carpet (stair lift) built-in storage cupboard housing the Worcester combi-boiler (Feb 2025)

BEDROOM 1

13'7" x 8'5" (4.16m x 2.57m)



Window to front, ceiling light fitting, fitted carpet, two sets of double built-in wardrobes, spacious walk in storage space with window (1.74m x 0.87m)

BEDROOM 2

10'8" x 10'6" (3.26m x 3.22m)



Window to rear, ceiling light fitting, fitted carpet, built-in double wardrobes.

SHOWER ROOM

6'6" x 7'4" (2.00m x 2.24m)



Window to rear, ceiling light fitting, tile effect flooring, walk-in shower cubicle with mains fed shower, WC, Pedestal sink, double built-in mirrored storage cupboard, wall mounted chrome heated towel radiator.

GARAGE

Electric door, power & light, personnel door to rear.

OUTSIDE

A loc block driveway provides off-street parking. The front garden is gravelled with mature shrubs & plants. A paved pathway leads to the property entrance. The fully enclosed

south-facing rear garden is paved for ease of maintenance with raised flower beds, stone built store, gate leads out to a public playing area.

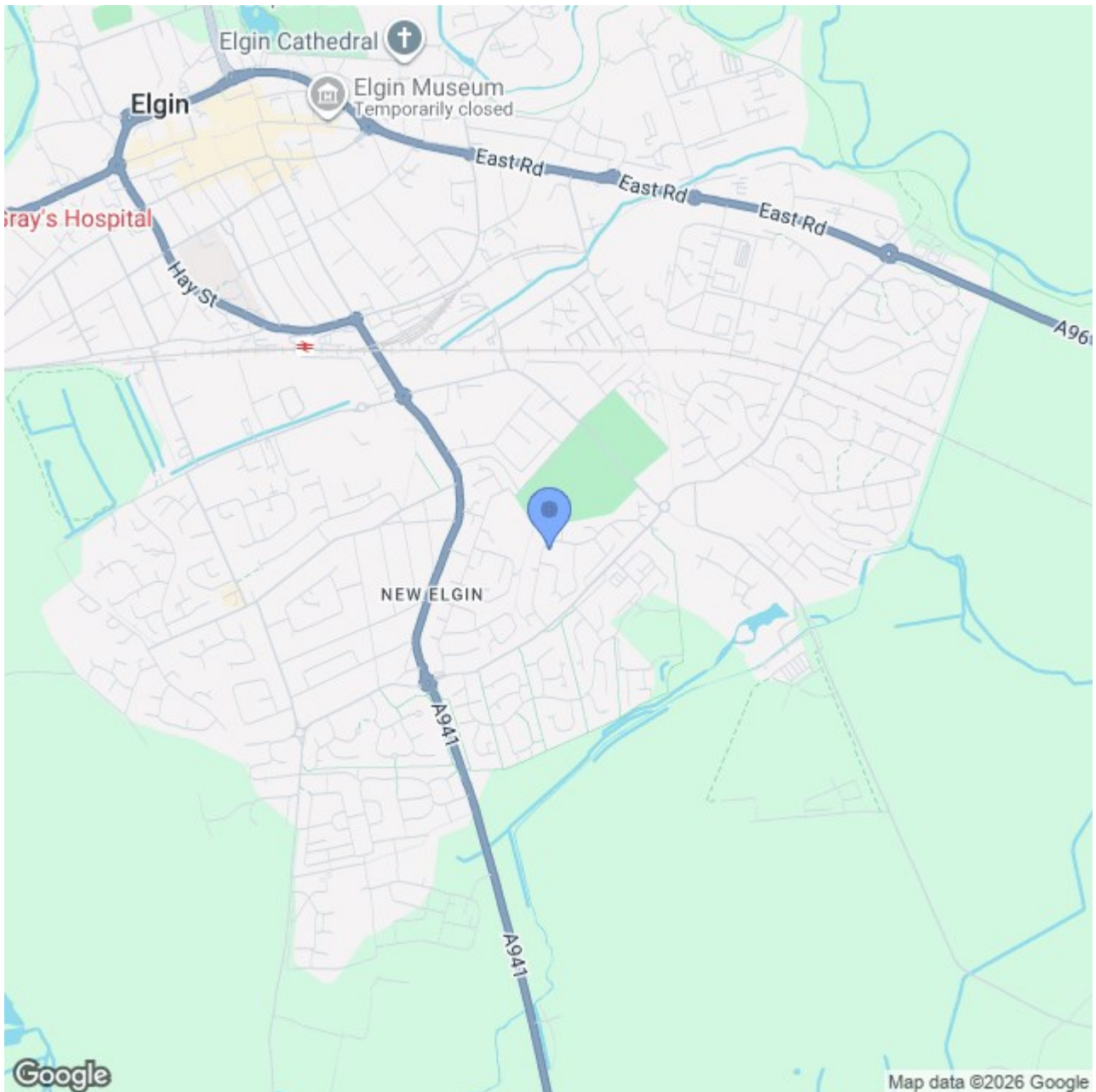
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all shower room & WC fittings, the oven, hob & hood, free standing fridge freezer & washing machine in Kitchen.

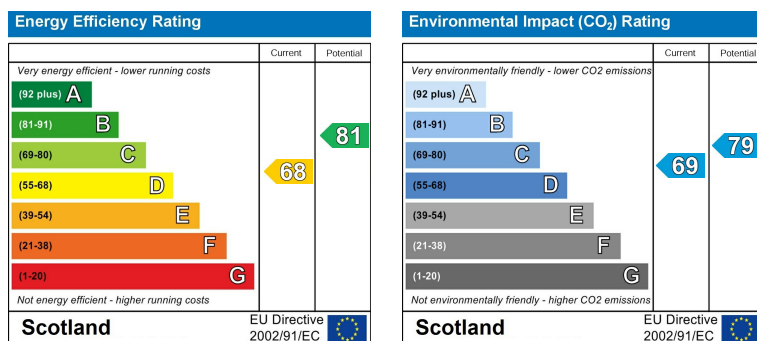
Contact selling agent on 01343 555 150

PLEASE NOTE: The three-piece suite in the lounge is available by separate negotiation. The stair lift can be removed if not required.

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.

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