



**Harper
Macleod LLP**
Estate Agents & Solicitors



12 Pansport Place, Elgin, IV30 1HG
Offers over £155,000

Extremely spacious three bedroom mid-terraced house situated within walking distance of Elgin's Cooper Park, town centre & cathedral. The accommodation comprises, entrance vestibule, hallway, lounge, dining kitchen, utility room, guest WC, three bedrooms & a bathroom . The property whilst in need of redecoration & modernisation further benefits from double glazing, gas central heating & gardens front & rear.

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ENTRANCE VESTIBULE

8'0" x 3'9" (2.44m x 1.16m)

Entrance door & window to front, fitted carpet, ceiling light fitting.

HALLWAY

13'3" x 8'0" (4.06m x 2.44m)

Under stair cupboard, fitted carpet, ceiling light fitting.

LOUNGE

14'1" x 12'1" (4.31m x 3.70m)

Bay window to front, built-in shelved cupboard, open fire & surround, fitted carpet, ceiling light fitting.

DINING KITCHEN

15'7" x 12'2" (4.76m x 3.72m)

Window to rear, range of base & wall units, slot-in electric cooker, wall mounted gas central heating boiler, tile effect flooring, two ceiling light fittings.

UTILITY ROOM

9'0" x 7'11" (2.75m x 2.43m)

Door & window to the rear garden, Beko plumbed in washing machine & tumble dryer, vinyl flooring, ceiling light fitting.

GUEST WC

4'9" x 3'6" (1.45m x 1.08m)

Internal room, sink & WC, vinyl flooring, ceiling light fitting.

STAIRCASE & LANDING

Spacious built-in storage cupboard with hatch to the loft space, 2nd shelved storage cupboard, fitted carpet, ceiling light fitting.

BEDROOM 1

15'1" x 10'1" (4.61m x 3.08m)

Window to front, built-in shelved storage cupboard, range of fitted wardrobes, ceiling light fitting.

BEDROOM 2

12'0" x 10'1" (3.68m x 3.08m)

Window to rear, double built-in wardrobes, built-in storage cupboard, fitted carpet, ceiling light fittings.

BEDROOM 3

9'10" x 9'7" (3.02m x 2.94m)

Window to front, fitted carpet, ceiling light fitting.

BATHROOM

8'0" x 6'4" (2.45m x 1.95m)

Window to rear, sink, WC, & bath, vinyl flooring ceiling light fitting.

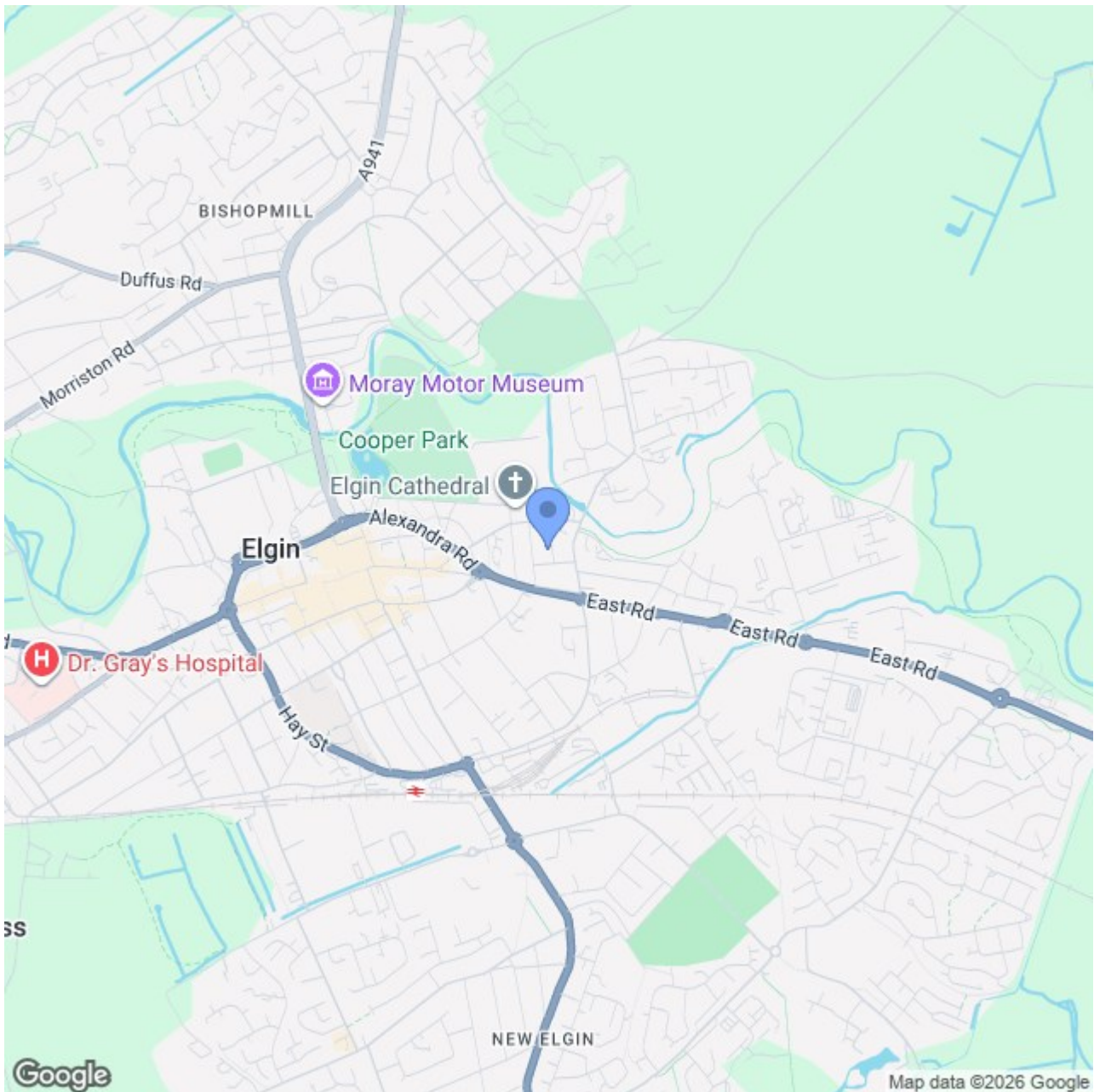
OUTSIDE

The garden to the front is low maintenance gravel & bordered with mature plants & shrubs. The rear garden is fully paved with raised beds, greenhouse & block built shed.

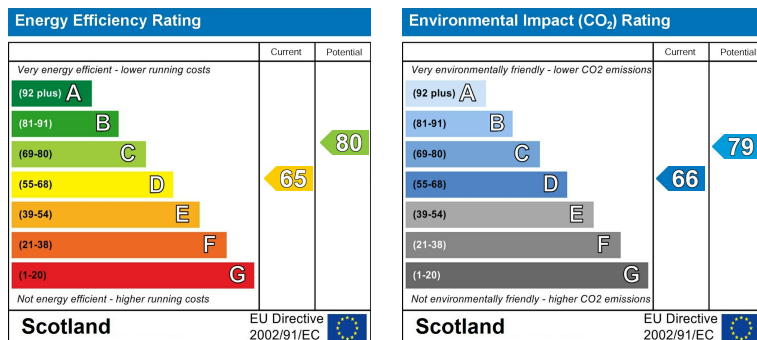
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom & guest WC fittings, the slot-in cooker & hood, the Beko washing machine & tumble dryer in the utility room.

Area Map



Energy Efficiency Graph



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