



**Harper
Macleod LLP**
Estate Agents & Solicitors



33 Hermes Road, Elgin, IV30 4LH

Offers over £165,000

CLOSING DATE FOR OFFERS- THURSDAY 2nd APRIL 2026 AT 12NOON Three bedroom semi-detached house situated in the popular Bishopmill within walking distance of Seafeld Primary School. The accommodation comprises, entrance hallway, lounge, kitchen, dining room, three bedrooms, WC, & shower room. The property further benefits from double glazing, electric heating (under-floor heating in the kitchen), driveway providing off street parking and front & rear gardens.

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ENTRANCE HALLWAY

12'0" x 6'7" (3.68m x 2.02m)



UPVC & glazed entrance door with glazed side panel, under stair storage cupboard housing the electric consumer units, ceiling light fitting, wood effect laminate flooring, staircase to first floor.

LOUNGE

13'7" x 11'11" (4.16m x 3.64m)



Window to front, fireplace with electric fire, ceiling light fitting, fitted carpet.

KITCHEN

11'4" x 9'1" (3.47m x 2.77m)



Window to rear, modern fitted kitchen, Neff electric hob, Neff hood, Neff oven & microwave, Bosch washing machine, under-stair storage space with space for tumble dryer, inset ceiling spotlights, wood effect flooring with under floor heating, UPVC & glazed door to rear garden.

DINING ROOM

11'1" x 10'9" (3.39m x 3.29m)



Patio doors leading out to rear garden, ceiling light fitting, wood effect flooring.



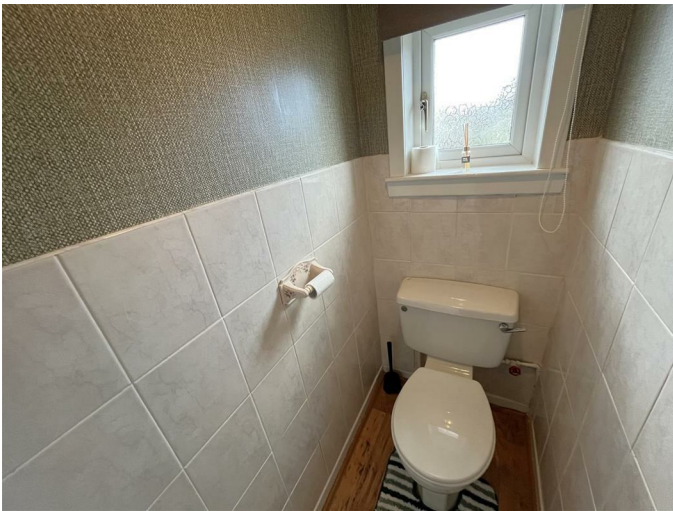
STAIRCASE & LANDING



Window to side, hatch to loft space, cupboard housing hot water tank, ceiling light fitting, fitted carpet.

WC

5'1" x 2'9" (1.55m x 0.85m)



Window to rear, WC; ceiling light fitting, wood effect flooring.

SHOWER ROOM

5'10" x 5'2" (1.80m x 1.58m)



Window to rear, built-in shower cubicle with Mira Sport electric shower, vanity mounted sink, wall mounted chrome heated towel radiator, LED mirrors, ceiling light fitting, tiled flooring.

BEDROOM 1

13'8" x 10'9" (4.17m x 3.30m)



Window to rear, built-in wardrobe with hanging rail & shelving, ceiling light fitting, fitted carpet.

BEDROOM 2

13'8" x 10'6" (4.17m x 3.21m)



Window to front, built-in wardrobe with hanging rail and shelving, ceiling light fitting, fitted carpet.

BEDROOM 3

9'1" x 7'3" (2.78m x 2.22m)



Window to front, built-in wardrobe with hanging rail & shelving, ceiling light fitting, fitted carpet.

OUTSIDE

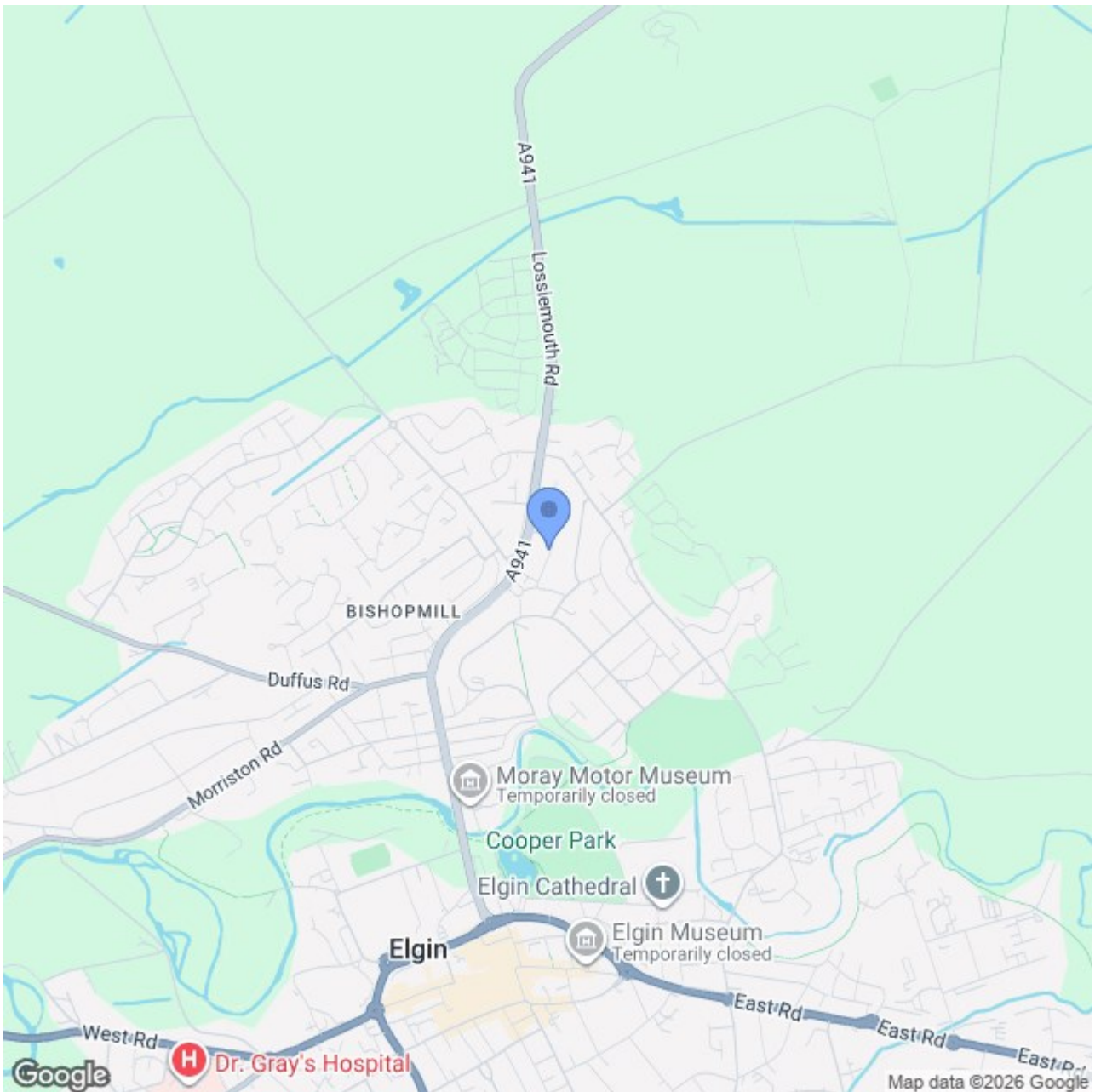


The front garden is gravelled for easy maintenance with a paved driveway providing off-street parking. The fully enclosed rear garden is laid mainly to lawn with a paved patio area, raised beds for planting, mature plants & shrubs, stone built store.

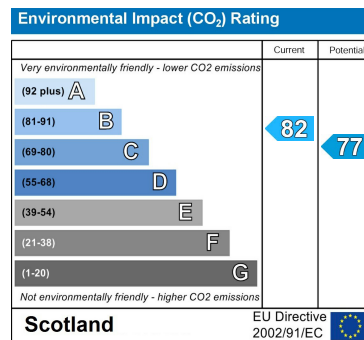
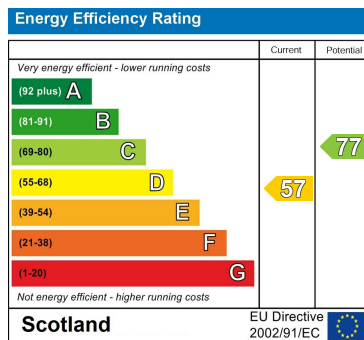
NOTES

Included in the asking price is all carpets and fitted floor coverings, all blinds & curtains, all light fittings, all shower room & WC fittings, the oven, hob & hood, bosch washing machine in the kitchen and stone built store in the garden.

Area Map



Energy Efficiency Graph



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