



**30 Convener Street, Elgin, IV30 6BW**  
**Offers over £115,000**

Traditional end-terraced house situated in a popular, quiet area of New Elgin within easy reach of local amenities. The accommodation comprises, entrance hallway, lounge, kitchen, bedroom and bathroom. The property, which would make an ideal first time buy or buy-to-let investment, further benefits from double glazing, gas central heating, garden & summer house.

**ENTRANCE HALLWAY**

4'3" x 4'1" (1.30m x 1.26m)



UPVC & glazed door to front, inset ceiling spotlight, wood effect flooring, built-in cupboard housing electric consumer units, door to lounge, staircase to first floor.

**LOUNGE**

13'8" x 11'7" (4.18m x 3.54m)

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

**KITCHEN**

10'4" x 6'2" (3.15m x 1.89m)



Window to rear, fitted kitchen, slot-in cooker, whirlpool washing machine, sink & drainer, under-stair storage area with space for free-standing fridge freezer, tile effect vinyl flooring, fixed shelving.

**STAIRCASE & LANDING**

6'11" x 2'5" (2.13m x 0.76m)



Window to front, inset ceiling spotlights, fitted carpet, door to bathroom, door to bedroom.

**BATHROOM**

7'3" x 6'6" (2.21m x 1.99m)



Window to side, inset ceiling spotlights, wood effect flooring, bath with Mira Play electric shower over, WC, pedestal sink, built-in cupboard housing Worcester gas central heating boiler, fixed mirror & shelf.

### BEDROOM

12'3" x 10'2" (3.75m x 3.12m)



Window to front, inset ceiling spotlights, fitted carpet, double built-in mirrored wardrobes.

### SUMMER HOUSE



Wooden & glazed doors, power and light, TV point, wooden flooring, garden shed.

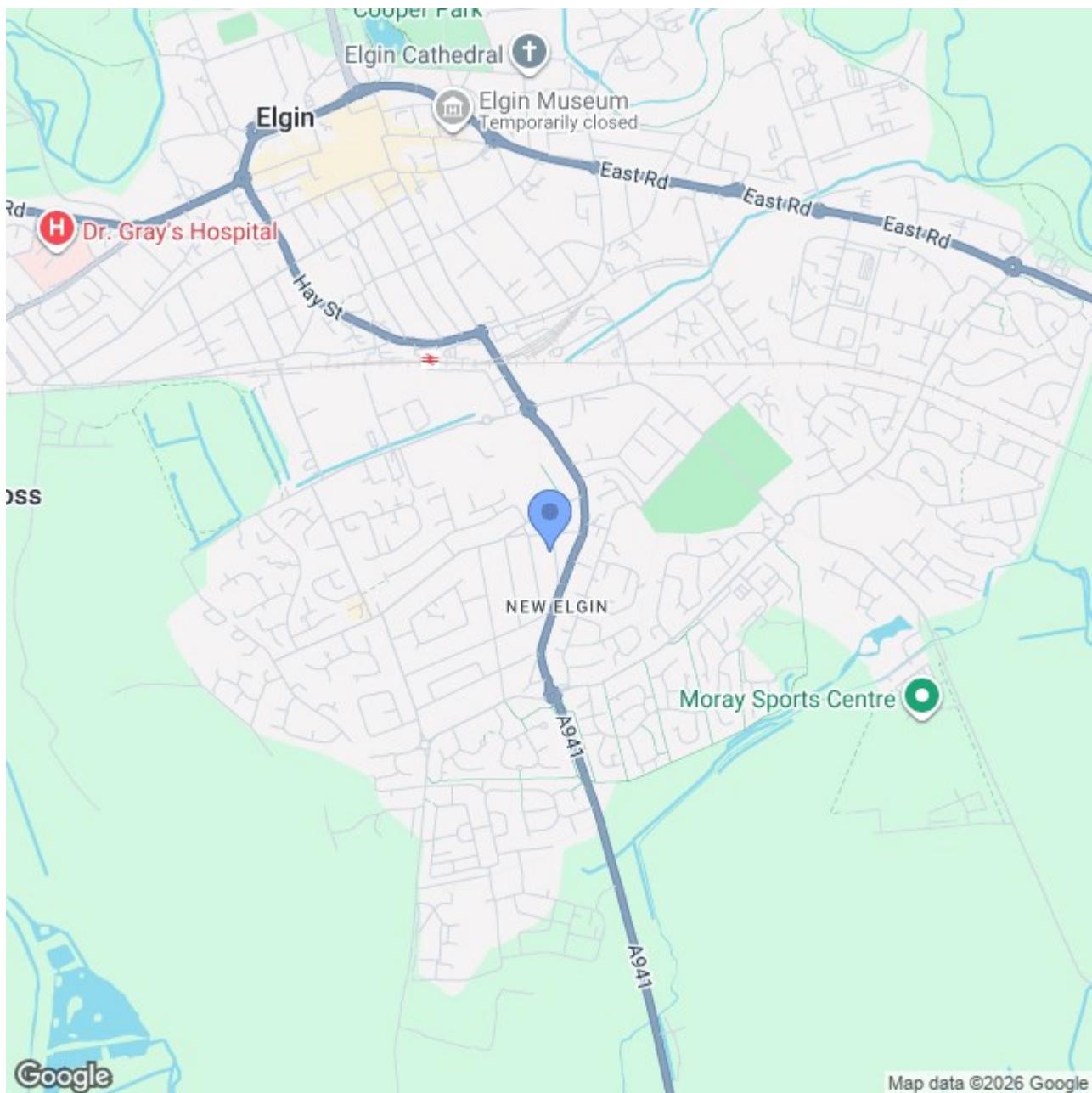
### OUTSIDE



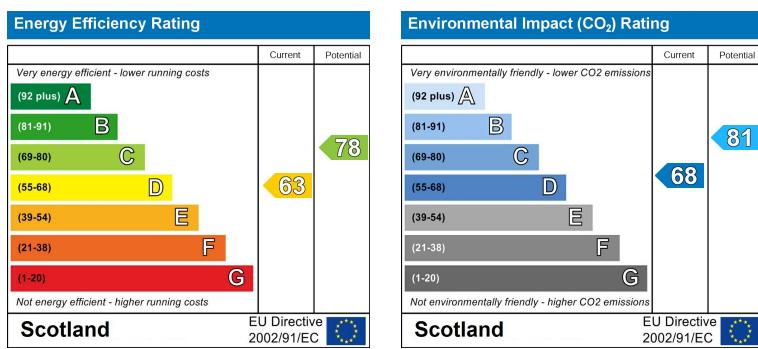
The garden to the front of the property is shared. The private garden is laid to a mix of lawn and gravel with a paved pathway leading to the summer house & rotary clothes dryer.

### NOTES

## 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.

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