Harper Macleod LLP
Estate Agents & Solicitors









12 Heldon Place, Elgin, IV30 6YS

Offers over £170,000

Semi-detached house nestled in a well-established residential area and located within walking distance of Greenwards Primary School & Elgin High School. The spacious accommodation is set over 2 floors and comprises vestibule, hallway, lounge, kitchen, 3 bedrooms and a shower room. The property further benefits from double glazing, gas central heating, gardens to front & rear and an integral single garage with driveway.

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ENTRANCE VESTIBULE
UPVC & glazed entrance door; laminate flooring.

HALLWAY
Laminate flooring; ceiling light fitting; built-in storage cupboard with plumbing and space for washing machine.

LOUNGE AND DINING AREA|
24'7" x 10'9" (7.50m x 3.29m)
Window to front; patio doors to rear garden; laminate flooring; ceiling light fittings; serving hatch to kitchen.

KITCHEN
11'1" x 9'9" (3.39m x 2.98m)
Window to rear; fitted kitchen in white and grey gloss; integrated hob and hood; sink; built-in oven; American style fridge freezer; integrated dishwasher; vinyl flooring; fluorescent ceiling light fitting; UPVC glazed door to the rear garden.

GUEST WC
5'4" x 3'1" (1.65m x 0.95m)
Frosted window to front; WC and sink; vanity unit; vinyl flooring; ceiling light fitting.

STAIRCASE AND LANDING
Vinyl flooring; ceiling light fitting; loft hatch.

BEDROOM 1
12'2" x 10'0" (3.73m x 3.05m)
Window to front; built-in double wardrobe; fitted carpet; ceiling light fitting.

BEDROOM 2
10'2" x 305m (3.10m x 92.96mm)
Window to rear; built-in single and double wardrobe; fitted carpet; ceiling light fitting.

SHOWER ROOM
9'2" x 6'6" (2.80m x 1.99m)
Frosted window to rear; vanity mounted sink and WC, walk in shower with mains shower; wall mounted towel radiator; anti-slip vinyl flooring; inset ceiling spotlights.

BEDROOM 3
9'5" x 9'3" (2.89m x 2.82m)
Window to front; built in single wardrobe; laminate flooring; ceiling light fitting.

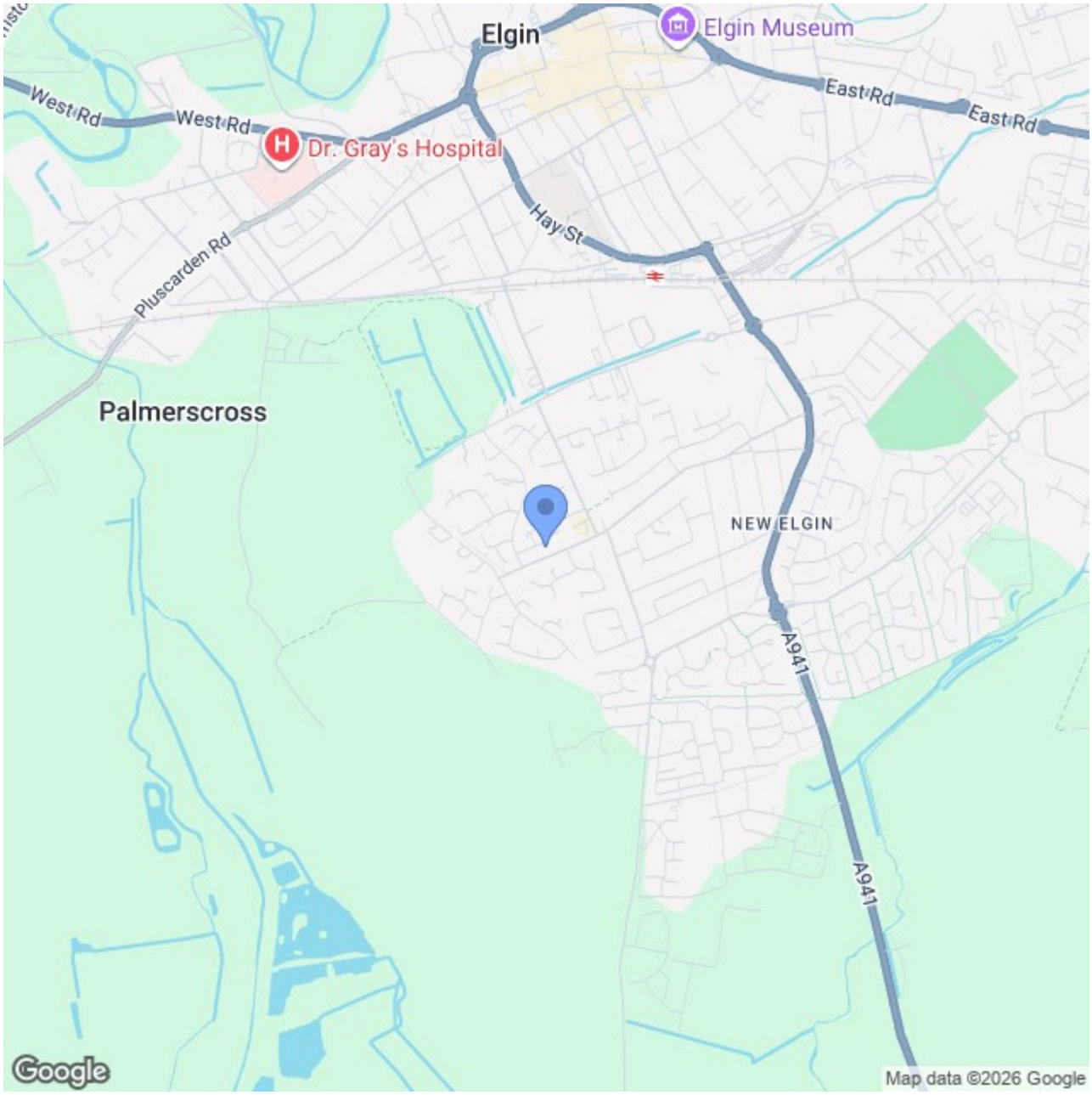
INTEGRAL GARAGE
Up and over door; power and light.

OUTSIDE
The front garden is partly laid to lawn and good-sized driveway provides off street parking. There is a fully enclosed rear garden partly laid in artificial grass with a patio area, rotary dryer and a large garden shed.

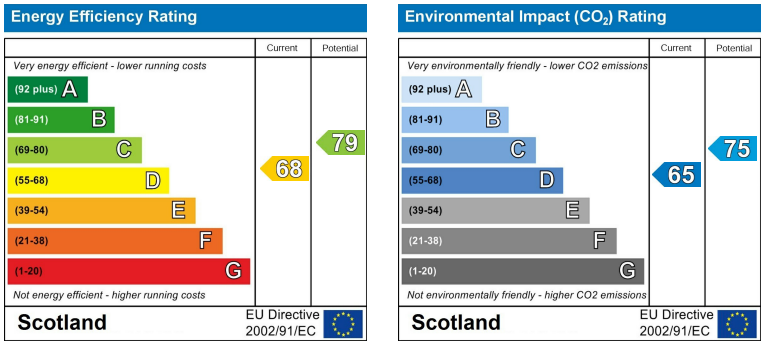
NOTES
Included in the asking price is all carpets and fitted floor coverings, all light fittings, all curtains and curtain poles, all bathroom fittings, the built-in oven, integrated dishwasher and integrated hob & hood in the kitchen. The large wooden shed in the garden.

The American style fridge freezer is available by separate negotiation.

Area Map



Energy Efficiency Graph



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