



**Harper
Macleod LLP**
Estate Agents & Solicitors



10 Priory Place, Elgin, IV30 1RW

Offers over £175,000

Deceptively spacious end-terraced house within walking distance to the town centre and to East End primary school. The accommodation is set over 2 floors and comprises front porch, lounge, kitchen, shower room, 3 bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, front, side and rear gardens laid in grass, chipped stone and slabs. Off-street parking, single garage and 2 carports.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

PORCH

7'1" x 8'11" (2.17 x 2.73)

Entrance door, glazed on two sides, spacious built-in storage cupboard, vinyl flooring, ceiling light fitting.

LOUNGE

15'1" x 15'0" (4.60m x 4.59m)

Window to front, gas fire, fitted carpet, ceiling light fitting.

Kitchen

11'2" x 10'8" (3.42m x 3.26m)

Double aspect to side and rear, range of base and wall units, slot-in electric cooker, undercounter fridge & plumbed in washing machine, vinyl flooring, ceiling strip light.

GROUND FLOOR BEDROOM

13'7" x 6'5" (4.16m x 1.96m)

Window to side, built-in cupboard, fitted carpet, ceiling light fitting.

SHOWER ROOM

7'4" x 4'8" (2.26m x 1.44m)

Window to rear, sink, WC & shower cubical with electric shower, vinyl flooring, ceiling light fitting.

INNER HALLWAY

Fitted carpet, ceiling light fitting.

STAIRCASE & LANDING

Window to front, built-in storage cupboards, fitted carpet, ceiling light fitting.

BEDROOM 1

11'5" x 10'3" (3.50m x 3.13m)

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

BEDROOM 2

9'8" x 9'4" (2.95m x 2.87)

Window to front, triple built-in wardrobes, built-in cupboard, fitted carpet, ceiling light fitting.

BATHROOM

6'5" x 6'3" (1.98m x 1.93m)

Window to rear, sink, WC and bath with tap/shower attachment, fitted carpet, ceiling light fitting.

GARAGE

Up and over door, inspection pit, window to side and rear, power & light, personnel door to side.

CAR PORT

Two single up and over doors, water tap, power and light.

CONCRETE SHED

Power and light.

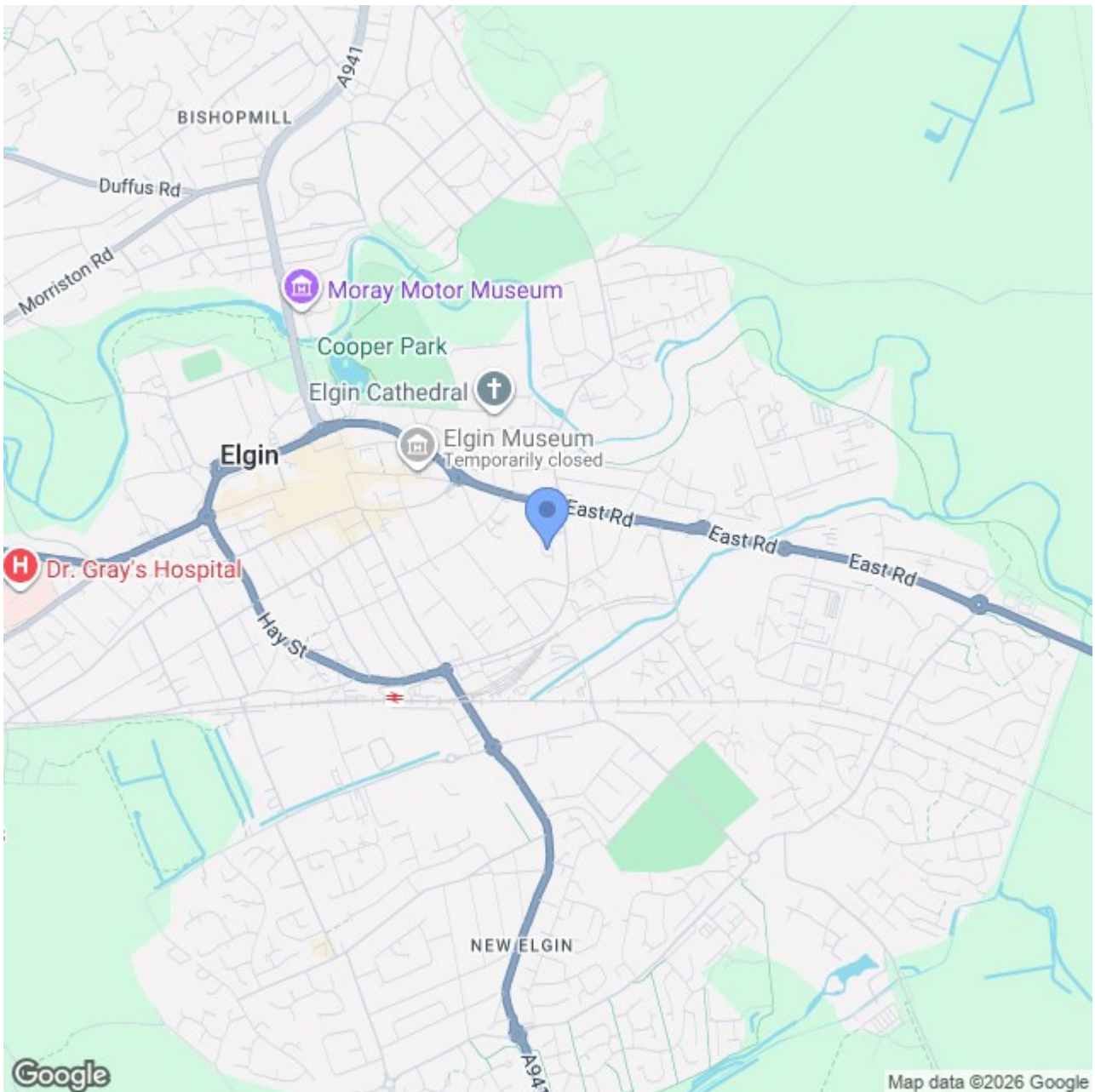
OUTSIDE

The property benefits from a large easily maintainable front, side and rear garden laid in grass, chipped stones and slabs. There is off-street parking to accommodate a couple of vehicles.

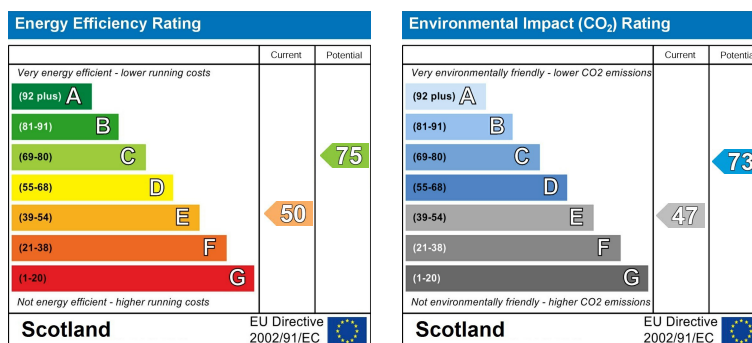
NOTES

Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom and shower room fittings, the oven, hob and the hood in the kitchen.

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.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>