



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **74 West Covesea Road, Elgin, IV30 5QF**

**Offers over £210,000**

Exceptionally well presented three bedroom semi-detached house situated in the popular Hamilton Garden's development and ideally placed for Seafield and Bishopmill Primary Schools and Elgin Academy. The accommodation comprises entrance hallway, lounge, dining kitchen, guest WC, three bedrooms and bathroom. The property which is in excellent order throughout further benefits from double glazing, gas central heating, garden and off-street parking.

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### **ENTRANCE HALLWAY**

Entrance door; spacious built-in storage cupboard; wood effect flooring; ceiling light fitting.

### **LOUNGE**

13'8" x 13'3" (4.18m x 4.05m)

Window to front; wood effect flooring; ceiling light fitting.

### **DINING KITCHEN**

16'9" x 10'2" (5.12m x 3.10m)

Window and French doors to the rear garden; fitted kitchen in white gloss; built-in electric oven, 4 ring gas hob and hood; integrated fridge freezer and dishwasher; concealed wall mounted gas central heating boiler; plumbing and space for washing machine; spacious built-in storage cupboard; wood effect flooring; two ceiling light fittings.

### **GUEST WC**

6'0" x 4'11" (1.85m x 1.52m)

Window to front; sink and WC; wood effect flooring; ceiling light fitting.

### **STAIRCASE AND LANDING**

Fitted carpet; ceiling light fitting; inset ceiling spotlights.

### **BEDROOM 1**

12'11" x 8'8" (3.96m x 2.65m)

Window to front; double built-in wardrobes; fitted carpet; ceiling light fitting.

### **BEDROOM 2**

10'11" x 9'1" (3.33m x 2.78m)

Window to rear; fitted carpet; ceiling light fitting.

### **BEDROOM 3**

9'2" x 7'10" (2.81m x 2.40m)

Window to front; built-in storage cupboard; fitted carpet; ceiling light fitting.

### **BATHROOM**

7'4" x 6'10" (2.24m x 2.10m)

Window to rear; sink; WC and bath with mains shower over; wood effect flooring; inset ceiling spotlights.

### **OUTSIDE**

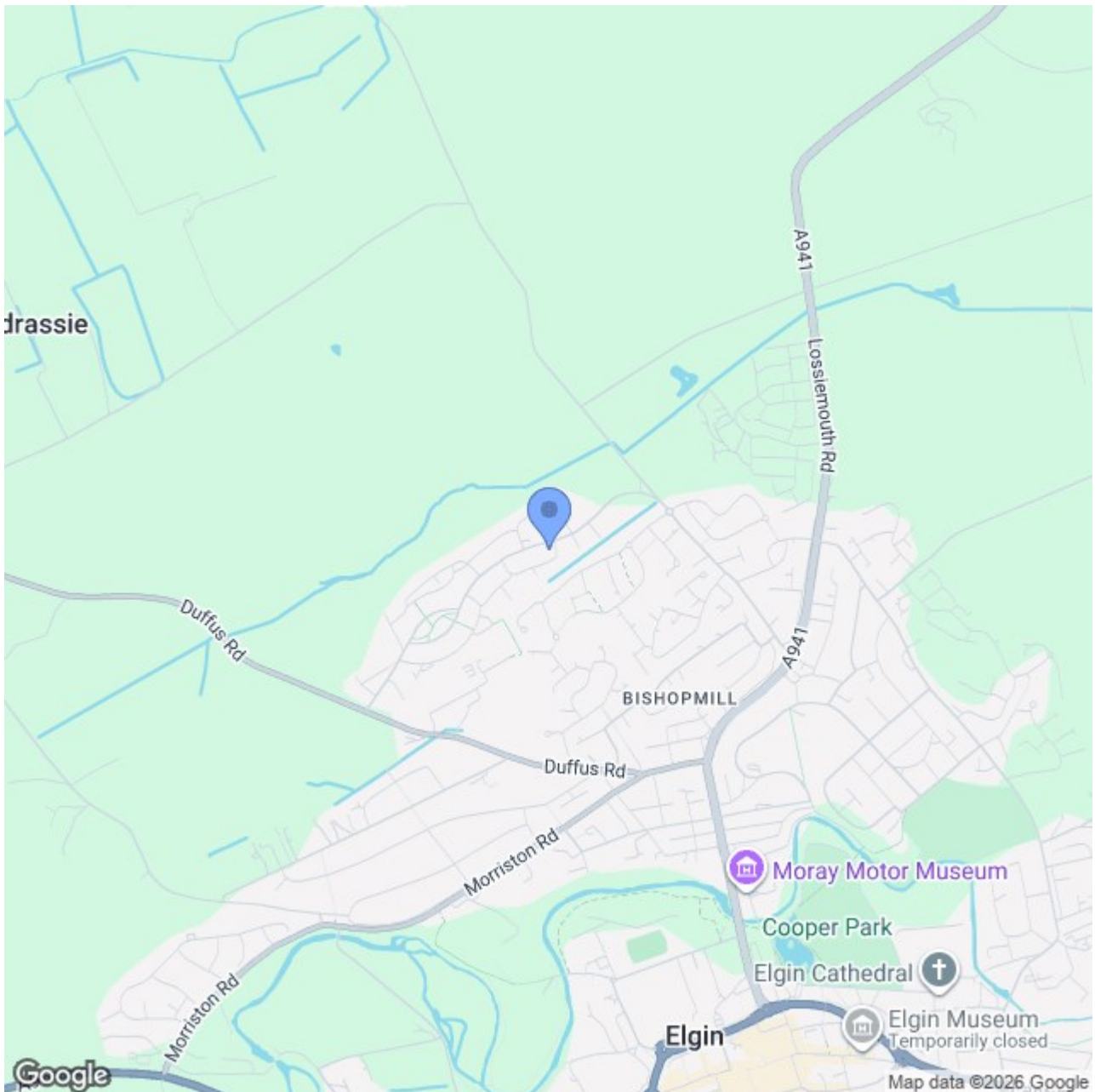
The garden to the front is laid with loc-bloc paving and gravel and provides off street parking for two cars. The fully enclosed rear garden has been recently landscaped by the current owners with a Patio area outside the French doors; an area of decking and gravel; wooden garden shed.

### **NOTES**

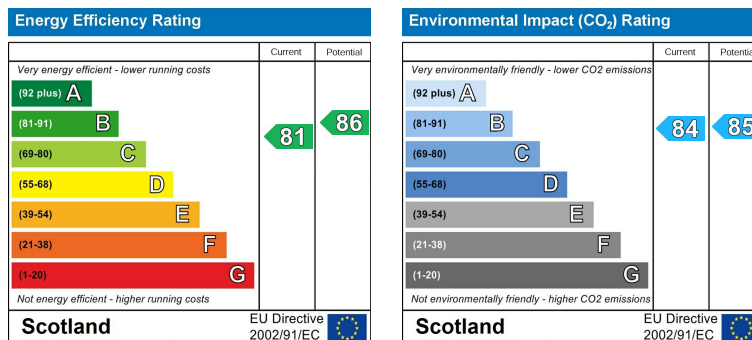
Included in the asking price are all carpets and fitted floor

coverings; all light fittings; all blinds; all bathroom and guest WC fittings; the built-in electric oven, gas hob, hood and integrated fridge freezer and dishwasher in the kitchen and the wooden shed in the garden.

## Area Map



## Energy Efficiency Graph



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