



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**51 Duncan Drive, Elgin, IV30 4NG**  
**Offers over £155,000**

Mid terraced two bedroom house situated in a sought after area of Bishopmill & close to Bishopmill Primary School, Elgin Academy & local shops. The accommodation comprises entrance hallway, lounge/dining room, kitchen, two double bedrooms & a bathroom. The property which is in excellent order throughout further benefits from double glazing, gas central heating, garden & off-street parking.



## HALLWAY



UPVC & glazed entrance door, wood effect flooring, ceiling light fitting.

## LOUNGE

13'6" x 12'0" (4.12m x 3.66m)



Window to front & open plan to dining area with window to rear, wood effect flooring, ceiling light fitting.

## DINING AREA

9'8" x 6'0" (2.97m x 1.83m)



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

## KITCHEN

9'8" x 8'11" (2.97m x 2.72m)



Window to rear, fitted kitchen in medium wood effect, built-in single electric oven, four ring gas hob & hood, plumbed in washing machine, integrated fridge freezer, wood effect flooring, inset ceiling spotlights.

## STAIRCASE & LANDING



Fitted carpet, ceiling light fitting.

## BEDROOM 1

15'7" x 8'5" (4.75m x 2.59m)



Two windows to front, double built-in wardrobes, built-in cupboard, fitted carpet, inset ceiling spotlights.

## BEDROOM 2

11'5" x 10'8" (3.50m x 3.27m)



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

## BATHROOM

6'11" x 5'5" (2.13m x 1.67m)



Window to rear, recently fitted vanity sink, WC & bath with mains shower over, chrome towel radiator, vinyl flooring, inset ceiling spotlight.



## OUTSIDE

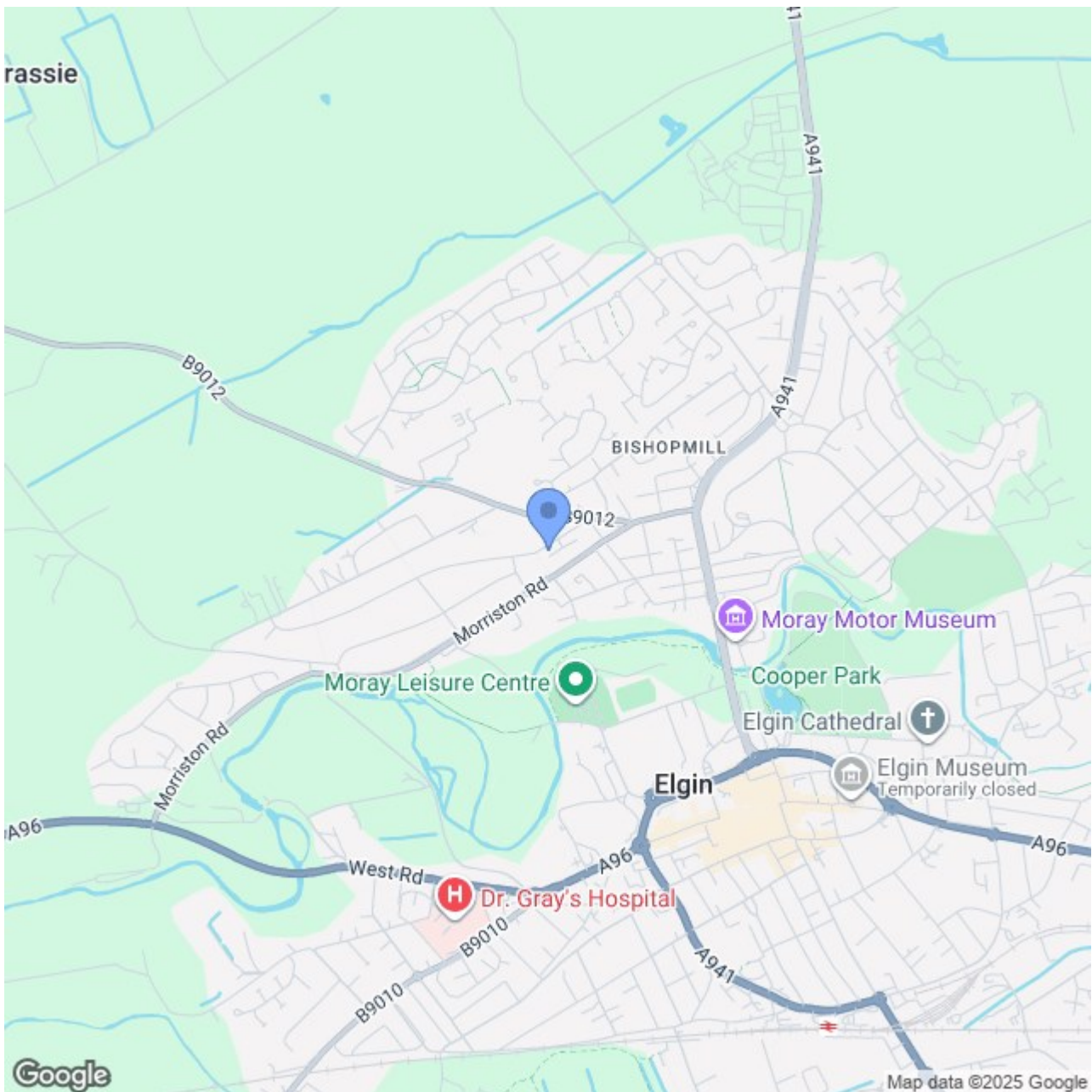


The garden to the front is low maintenance gravel & paving. The rear garden is fully paved & enclosed with a brick built shed & off-street parking.

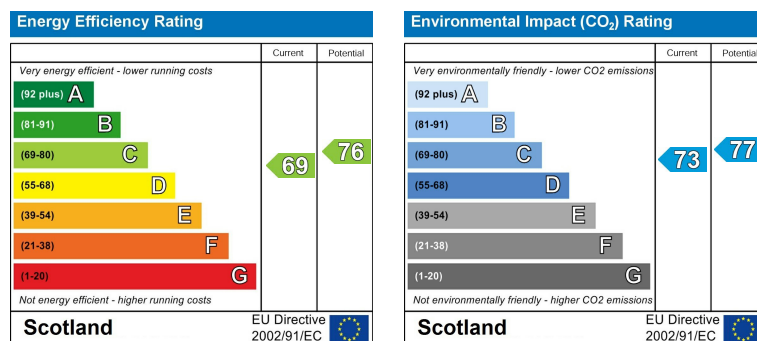
## NOTES

Included in the asking price is all carpets an fitted floor coverings, all light fittings, all bathroom fittings, the oven, hob & hood, the washing machine, & integrated fridge freezer in the kitchen.

## Area Map



## Energy Efficiency Graph



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