



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**21 Mossend Place, Elgin, IV30 6YB**

**Offers over £120,000**

End terraced house situated in a popular residential area of Elgin & in close proximity to Greenwards Primary School & Elgin High School. Whilst in need of upgrading this will make an ideal family home. The accommodation comprises entrance hallway, lounge, dining kitchen, three bedrooms & a bathroom. The property further benefits from double glazing, gas central heating and gardens front & rear.

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### ENTRANCE HALLWAY



UPVC & glazed door, built-in shelved storage cupboard, fitted carpet, ceiling light fitting, spacious under-stair storage room.

### LOUNGE

10'9" x 10'5" (3.30m x 3.18m)



Window to front, recessed shelving unit, fitted carpet, ceiling light fitting.

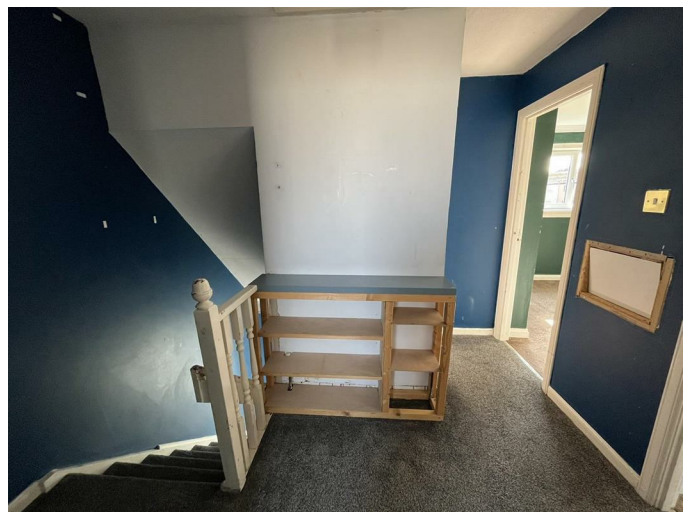
### DINING KITCHEN

19'5" x 9'8" (5.92m x 2.97m)



Two windows to front, recently fitted kitchen in matte navy, built-in double electric oven, 4 ring gas hob & hood, integrated dishwasher, plumbing & space for washing machine, vinyl flooring.

### STAIRCASE & LANDING



Spacious storage cupboard housing the gas central heating boiler, fitted carpet, ceiling light fitting.



**BEDROOM 1**

10'3" x 10'0" (3.13m x 3.05m)



Window to front, recessed wardrobe space, fitted carpet, ceiling light fitting.

**BEDROOM 2**

9'4" x 9'3" (2.85m x 2.84m)



Window to rear, recessed wardrobe space, fitted carpet, ceiling light fitting.

**BEDROOM 3**

10'1" x 9'3" (3.08m x 2.83m)



L-shaped room, window to rear, storage space, fitted carpet, ceiling light fitting.

**BATHROOM**

6'7" x 6'7" (2.03m x 2.01m)



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

**OUTSIDE**

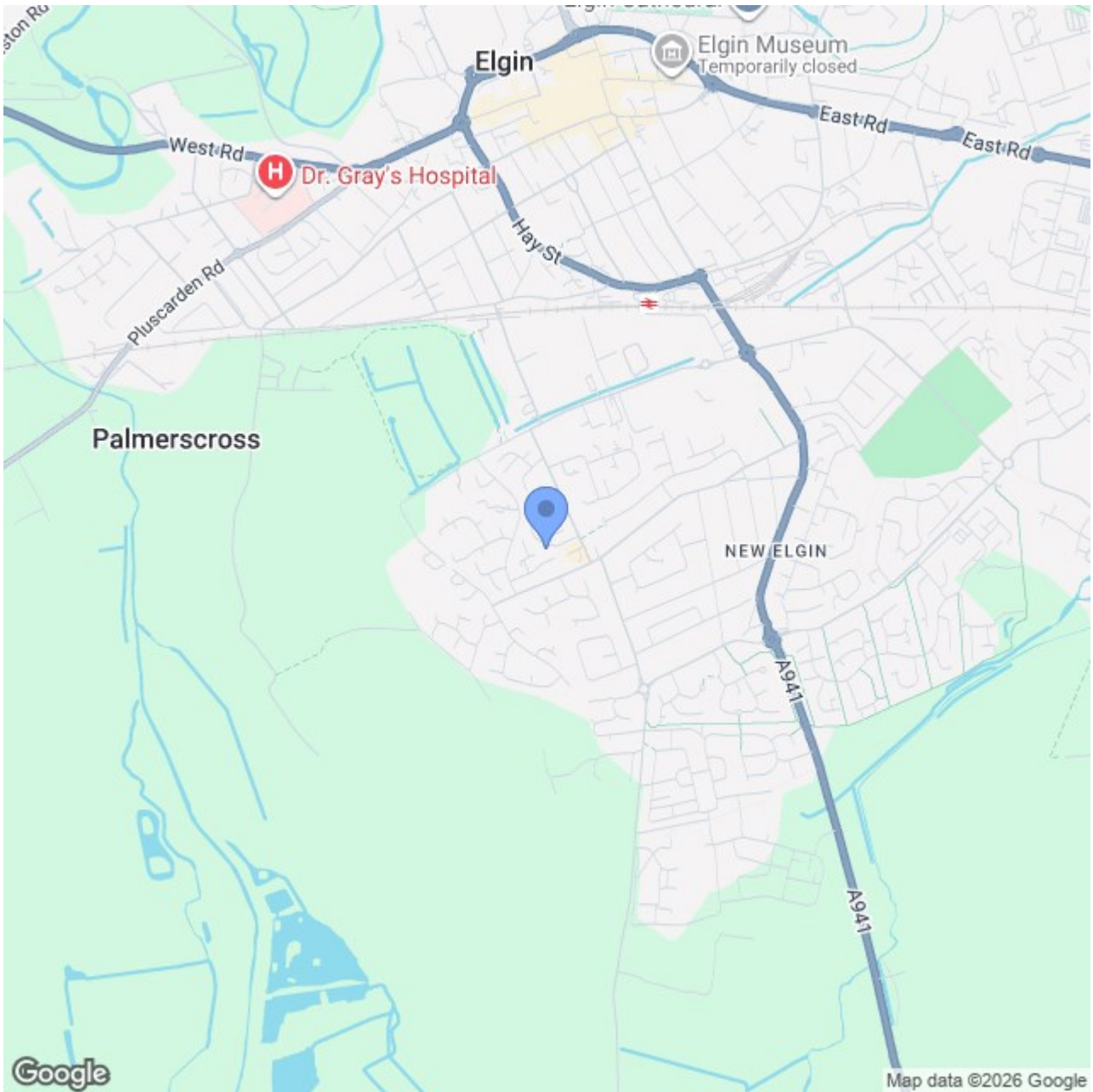


The property benefits from garden ground to the front & rear with block built shed.

**NOTES**

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the oven, hob & hood and the integrated dishwasher in the kitchen.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>Scotland</b>	EU Directive 2002/91/EC		

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