



**Harper
Macleod LLP**
Estate Agents & Solicitors



2 Taylor Place, Elgin, IV30 4BF
Offers over £250,000

Beautifully presented detached three bedroom bungalow nestled in a quiet cul-de-sac location. The spacious accommodation comprises entrance hallway, dining kitchen, lounge, three bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, front and rear gardens and a large driveway to accommodate several vehicles.

ENTRANCE HALLWAY

Front door; 2 storage cupboards - 1 houses the fuse box and electric meter; loft hatch; ceiling light fittings; vinyl flooring.

LOUNGE

18'0" x 9'8" (5.18m x 4.22m)

Bay window to front; fitted carpet; ceiling light fitting.

DINING KITCHEN

18'0" x 9'8" 16'11" x 13'10" (5.51m x 2.97m)

Window to rear; fitted white gloss kitchen; integrated gas hob and cooker hood; built-in double oven; washing machine; dishwasher; fridge/freezer; wall unit houses the gas boiler; breakfast bar; space for kitchen table; back door; vinyl flooring; inset ceiling spotlights.

BEDROOM 1

12'4" x 9'9" (3.77m x 2.99m)

Window to front; 2 built-in mirrored wardrobes; fitted carpet; inset ceiling spotlights.

BEDROOM 2

10'11" x 8'5" (3.35m x 2.59m)

Window to rear; built-in double mirrored wardrobe; fitted carpet; ceiling light fitting.

BATHROOM

8'9" x 6'3" (2.68m x 1.91m)

Frosted window to side; vanity mounted sink; bath; WC and spacious walk in shower enclosure with mains shower; heated towel rail; tiled flooring; inset ceiling spotlights.

BEDROOM 3

10'11" x 7'7" (3.35m x 2.33m)

Window to rear; built-in double mirrored wardrobe; fitted carpet; ceiling light fitting.

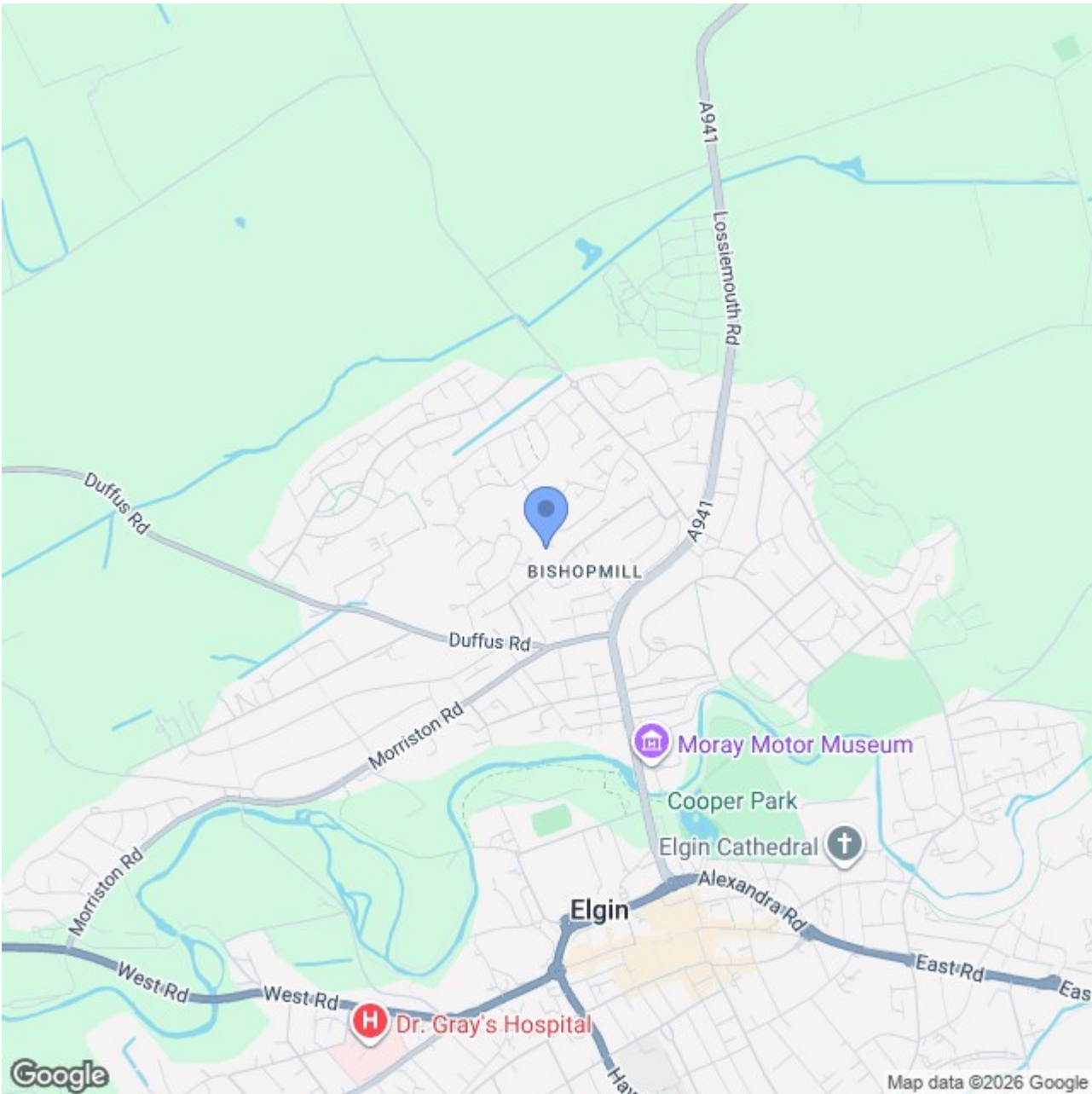
OUTSIDE

The rear garden is partly laid to lawn with a mature tree, shrubs, plants and flowers. There is a patio area, 3 garden sheds, one with power and light and a spacious driveway to accommodate several vehicles.

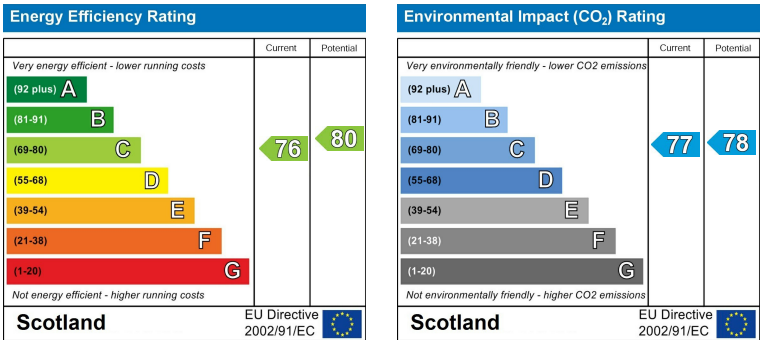
NOTES

Included in the asking price: all carpets and fitted floor coverings; all light fittings; all blinds, curtains and curtain poles; all bathroom fittings; the built-in double oven, integrated hob and cooker hood, dishwasher, fridge/freezer and washing machine in the kitchen and the three wooden garden sheds in the garden.

Area Map



Energy Efficiency Graph



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