



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**45 Ashfield Drive, Elgin, IV30 6HF**  
**Offers over £215,000**

Semi-detached three bedroom bungalow situated in a popular residential area of Elgin and within walking distance of the retail parks and town centre. The accommodation comprises entrance vestibule, hallway, lounge/diner, kitchen, three bedrooms and a bathroom. The property which is in excellent order throughout further benefits from double glazing, gas central heating, garage, a bright and private garden and a driveway provides off-street parking.



## ENTRANCE VESTIBULE



uPVC entrance door and window to side; cupboard housing the electric consumer units and gas meter; wood effect flooring; ceiling light fitting.

## HALLWAY



Built-in spacious cupboard housing the gas central heating boiler; 2nd shelved storage cupboard; wood effect flooring; two ceiling light fittings; hatch to the loft space.

## LOUNGE/DINER

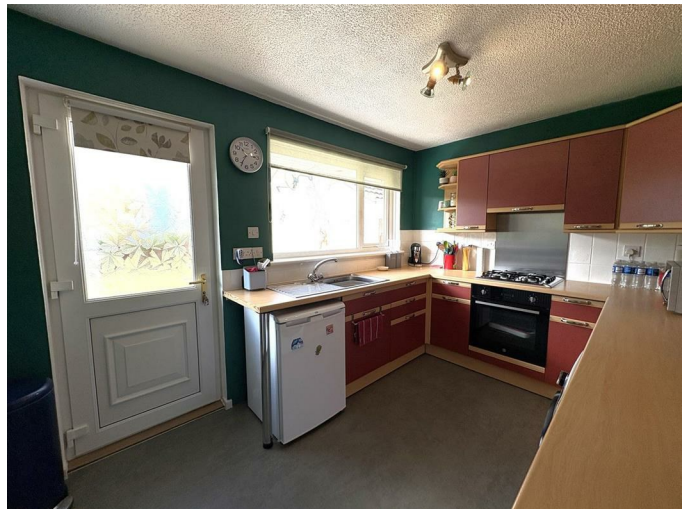
22'11" x 10'11" (7m x 3.34m)



Window to front; fitted carpet; ceiling light fitting.

## KITCHEN

12'1" x 8'5" (3.70m x 2.58m)



Window to rear; fitted kitchen; built-in single electric oven; 4 ring gas hob and hood; plumbing and space for washing machine and under counter fridge and freezer; vinyl flooring; ceiling light fitting.



**BEDROOM 1**

13'6" x 10'11" (4.13m x 3.34m)



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

**BEDROOM 2**

10'0" x 9'2" (3.06m x 2.81m)



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

**BEDROOM 3**

8'9" x 8'9" (2.69m x 2.67m)



Window to side; fitted carpet; ceiling light fitting.

**BATHROOM**

8'9" x 5'4" (2.68m x 1.63m)



Window to side; sink; WC and bath with electric shower over; tile effect flooring; ceiling light fitting.

**GARAGE**

Single garage with up and over door; power and light.

## OUTSIDE



The garden to the front has an area of lawn bordered with low maintenance gravel. A driveway leads to the garage and provides off-street parking for at least 2 cars. The fully enclosed and private rear garden is a real suntrap and mainly lawn with a patio area immediately outside the rear of the property, bordered with low maintenance gravel and with shrubs and trees giving a secluded seating area to the rear of the garage.

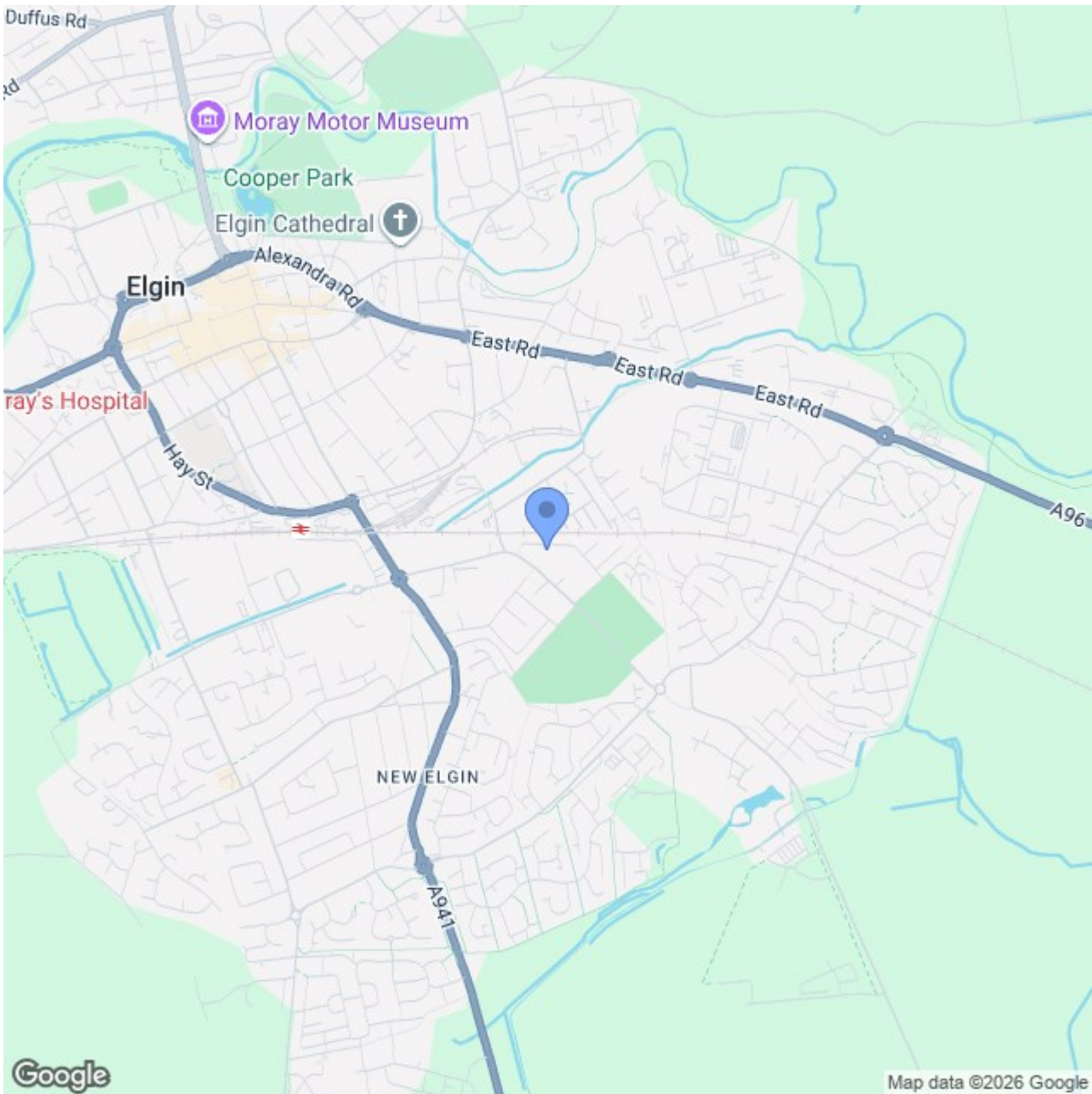
## NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom fittings; and the single electric oven, gas hob and hood in the kitchen.

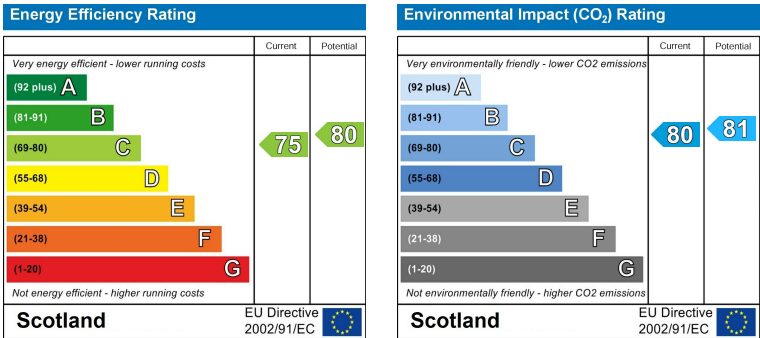




Area Map



Energy Efficiency Graph



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