Harper Macleod LLP
Estate Agents & Solicitors









7 The Wards, Elgin, IV30 6AA

Offers over £175,000

Traditional semi-detatched house upgraded by the current owners to form a comfortable family home and benefitting from a good deal of off-street parking & rear garden. The accommodation comprises entrance hallway, lounge, dining room, kitchen, sun room, three bedrooms & a family bathroom. The property further benefits from double glazing & gas central heating.

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ENTRANCE HALLWAY
Composite & glazed door entrance door, spacious understair storage cupboard, wood effect flooring, ceiling light fitting.

LOUNGE
13'6" x 10'11" (4.14m x 3.35m)
Window to front, wood burning stove, shelved recess, wood effect flooring, ceiling light fitting.

DINING ROOM
10'9" x 10'4" (3.28m x 3.16m)
Window to rear, wood effect flooring, ceiling light fitting.

BEDROOM 3
9'2" x 6'9" (2.81m x 2.07m)
Window to rear, shelved recess, fitted carpet, ceiling light fitting.

BATHROOM
11'9" x 6'3" (3.60m x 1.93m)
Window to rear, vanity mounted sink, WC, bath & shower cubicle with mains shower, chrome towel radiator, tile effect flooring, inset ceiling spotlights.

DINING KITCHEN
13'8" x 9'0" (4.18m x 2.75m)
Windows to side & rear, fitted kitchen in grey gloss, built-in single electic oven, hob & hood, integrated washing machine & dishwasher, recessed fridge freezer.

SUN ROOM
14'5" x 6'8" (4.40m x 2.04m)
Glazed on two sides, wood effect flooring, ceiling light fitting.

STAIRCASE & LANDING
Velux windows to front, spacious built-in storage cupbaord, fitted carpet, ceiling light fitting.

BEDROOM 1
13'6" x 13'4" (4.14m x 4.07m)
Dormer window to front, built-in cupboard, fitted carpet, ceiling light fitting.

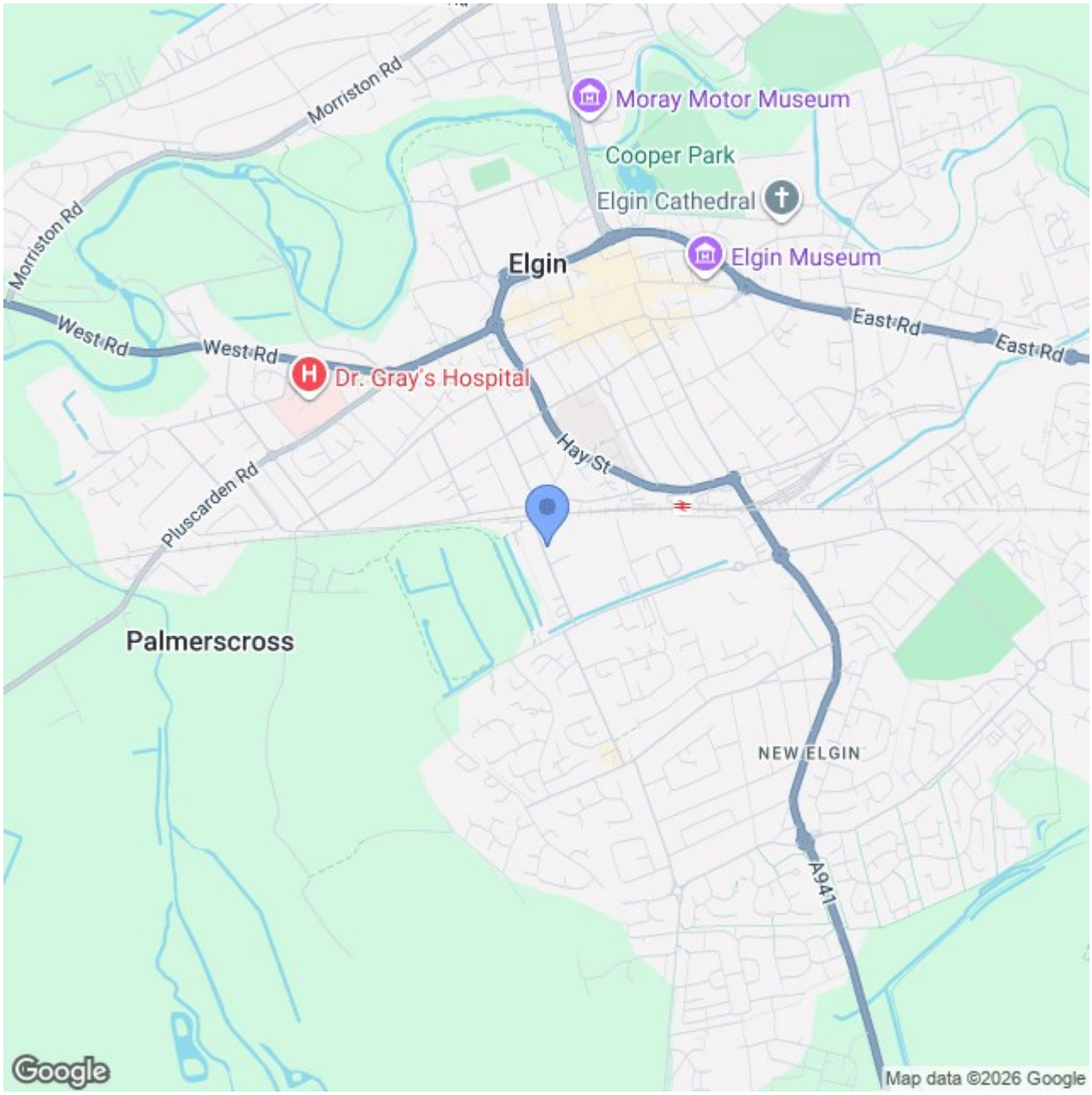
BEDROOM 2
10'5" x 6'4" (3.18m x 1.94m)
Window to rear, fitted carpet, ceiling light fitting.

OUTSIDE
A substantial driveway to the side of the property provides a good deal of off-street parking. A fully enclosed area of lawn lies directly behind the property.

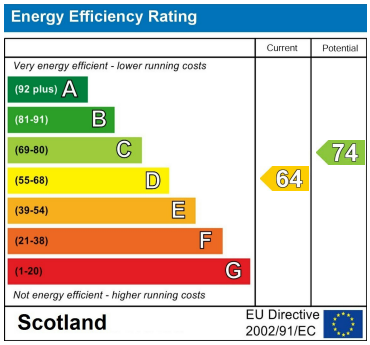
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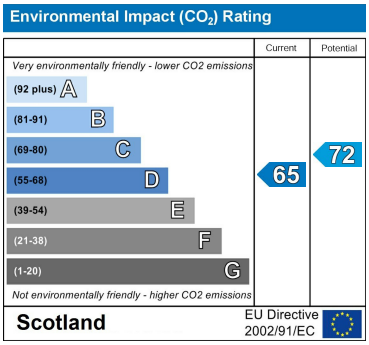
Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the oven, hob & hood, the integrated washing machine & dishwasher & the fridge freezer in the kitchen.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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