



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**3 Waulkmill Grove, Elgin, IV30 6HR**  
**Offers over £120,000**

Mid terrace three bedroom house situated in a popular residential area of Elgin. Whilst the property is in need of upgrading & redecoration it would make an ideal family home. The accommodation comprises entrance hallway, lounge/diner, kitchen, three bedrooms & a shower room. The property further benefits from double glazing, electric heating & gardens front & rear.

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### ENTRANCE HALLWAY



UPVC & glazed door, under stair storage cupboard, bare wooden floorboards, ceiling light fitting.

### LOUNGE/DINER

25'10" x 12'6" (7.89m x 3.82m)



Double aspect to front & rear, bare wooden floorboards, three ceiling light fittings.

### KITCHEN

10'1" x 9'9" (3.09m x 2.98m)



Window to rear, range of base & wall units, space for slot-in electric cooker, plumbing & space for washing machine, bare wooden floorboards, ceiling light fitting.

### STAIRCASE & LANDING



Bare wooden floor boards, ceiling light fitting.



**BEDROOM 1**

14'9" x 8'5" (4.50m x 2.57m)



Window to front built-in wardrobe, bare wooden floorboards, ceiling light fitting.

**BEDROOM 3**

12'2" x 9'0" (3.73m x 2.75m)



Window to rear, two built-in wardrobes, bare wooden floorboards, ceiling light fitting.

**BEDROOM 2**

11'6" x 10'8" (3.51m x 3.26m)



Windows to front, built-in storage cupboard, bare wooden floorboards, ceiling light fitting.

**SHOWER ROOM**

6'9" x 5'6" (2.08m x 1.70m)



Window to rear, sink WC & shower cubicle with mains shower, vinyl flooring, ceiling light fitting.

**OUTSIDE**



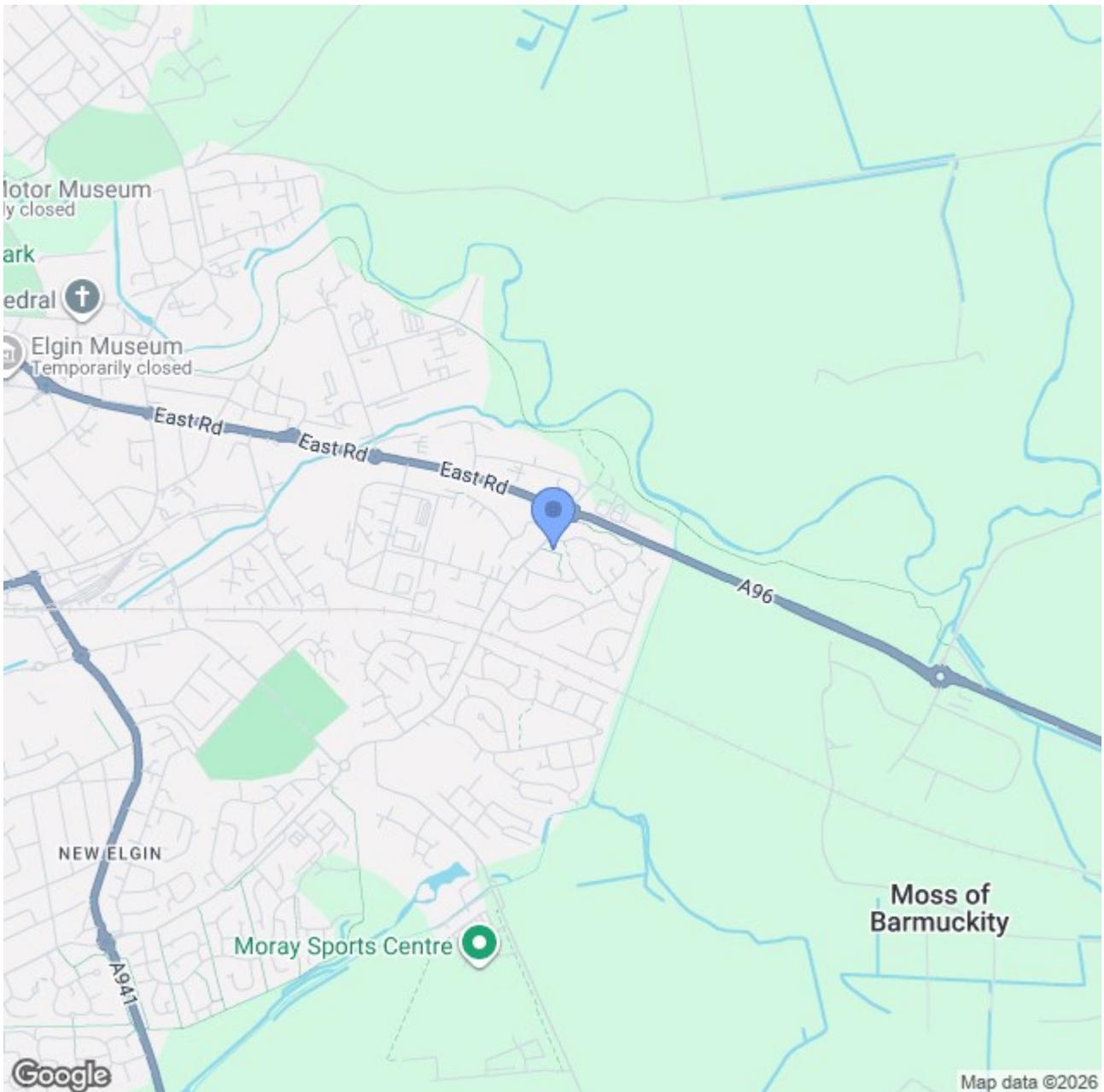
The garden to the front has been laid with low maintenance gravel. The rear garden is mainly lawn; wooden garden shed; rotary clothes dryer.

**NOTES**

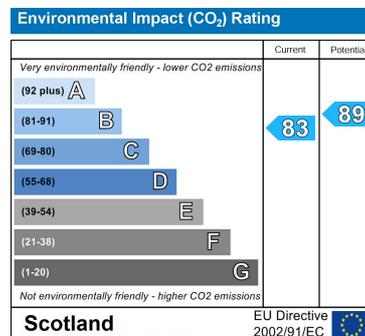
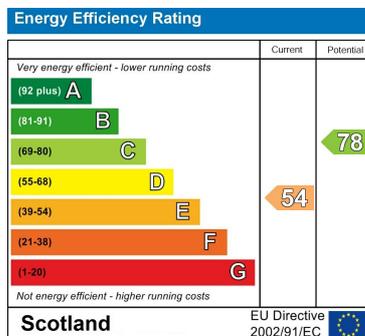
Included in the asking price is all light fittings, all shower room fittings the wooden shed & rotary clothes dryer.

For viewings please contact selling agent on 01343 555 150

## Area Map



## Energy Efficiency Graph



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