Harper Macleod LLP
Estate Agents & Solicitors

12 Petrie Crescent, Elgin, IV30 1PE

Offers over £230,000

Beautifully presented two bedroom semi-detached house situated in a quiet location and within waking distance of West End primary school. The spacious accommodation is set over two floors and comprises entrance vestibule, hallway, lounge, sitting room, kitchen, conservatory, 2 double bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, front and rear gardens, single garage and off-street parking.

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ENTRANCE VESTIBULE
6'4" x 4'5" (1.94m x 1.37m)
Entrance door; tiled flooring; ceiling light fitting.

HALLWAY
Laminate flooring; ceiling light fitting; under stairs storage cupboard houses the fuse box and electric meter.

LOUNGE
15'4" x 13'7" (4.68m x 4.15m)
Bay window to front; recessed wood burning stove; wooden mantel and slate hearth; wooden flooring; ceiling light fitting.

SITTING ROOM
15'1" x 12'0" (4.61m x 3.68m)
Window to rear; recessed wood burning stove; wooden mantle and slate hearth; alcove with built-in stoarge; wooden flooring; ceiling light fitting.

KITCHEN
12'3" x 8'3" (3.75m x 2.52m)
Window to side; fitted kitchen; sink; slot-in gas cooker; space for free standing fridge freezer; plumbing for dishwasher; laminate flooring; ceiling light fitting;

CONSERVATORY
12'2" x 9'6" (3.71m x 2.91m)
Glazed on 3 sides; single door and patio doors to rear garden; wall light fittings; wooden flooring.

STAIRCASE & LANDING
Skylight to side; hatch with Ramsay ladder leads to a fully floored loft; fitted carpet; ceiling light fitting;

BEDROOM 1
13'9" x 12'10" (4.20m x 3.93m)
Window to front; 2 built- in single wardrobes; built-in double wardrobe; fitted carpet; ceiling light fitting.

BATHROOM
10'6" x 7'9" (3.21m x 2.37m)
Frosted window to rear; shower enclosure with mains shower; free standing bath with tap shower attachment, WC and sink; tiled flooring; ceiling light fitting.

BEDROOM 2
15'1" x 12'4" (4.62m x 3.78m)
Window to rear; built-in triple wardrobe; fitted carpet; ceiling light fitting.

GARAGE
Single garage with power, light, EV charging point and wall mounted central heating gas boiler.

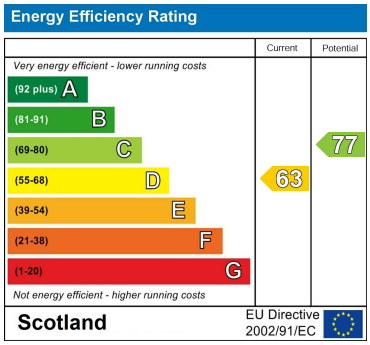
OUTSIDE
The garden to the front has an area of shrubs, plants and flowers and a driveway provides off-street parking. The fully enclosed rear garden is partly laid to lawn with a slabbed patio area and a stone built garden shed. There is a courtyard area located to the side of the property.

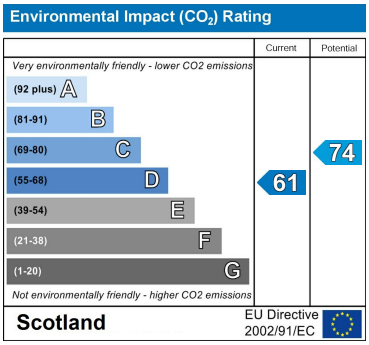
NOTES
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all curtains and curtain poles; all bathroom fittings; the slot in gas cooker and dishwasher in the kitchen and the EV charger in the garage.

The free standing fridge freezer, washing machine and tumble dryer are not included in the sale.

Area Map

Energy Efficiency Graph





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