



**7 Manitoba Place, Elgin, IV30 6TB**  
**Offers over £220,000**

Detached three bedroom house situated in a quiet residential area of New Elgin. The property whilst in need of a good deal of upgrading & modernisation would make an idea family home. The accommodation comprises on the ground floor, entrance vestibule, hallway, lounge/diner, dining kitchen, utility room, double bedroom, guest WC, and on the first floor, two further double bedrooms (one en-suite) and a family bathroom. The property further benefits from double glazing, gas central heating, integral garage & a good size garden.

#### ENTRANCE VESTIBULE

Wooden & glazed entrance door, fitted carpet, ceiling light fitting.

#### HALLWAY

Fitted carpet, two wall light fittings.

#### LOUNGE/DINER

36'1" x 12'4" (11.0m x 3.76m)

Triple aspect to front, side & rear, patio doors to the rear garden, gas fire, fitted carpet, wall light fittings.

#### DINING KITCHEN

11'8" x 12'4" (3.56m x 3.76m)

Window to rear, range of base & wall units, built-in electric oven & hob, vinyl flooring, ceiling light fitting.

#### UTILITY ROOM

6'4" x 4'11" (1.95m x 1.52m)

Window to rear, plumbing & space for washing machine & tumble dryer, wall mounted gas CH boiler, built-in storage cupboard, vinyl flooring, ceiling light fitting.

#### GROUND FLOOR BEDROOM

12'3" x 9'0" (3.75m x 2.76m)

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

#### GUEST WC

7'8" x 2'11" (2.35m x 0.91m)

Window to side, sink & WC, fitted carpet, ceiling light fitting.

#### STAIRCASE & LANDING

Built-in storage cupboard, fitted carpet, ceiling light fitting.

#### BEDROOM 1

11'8" x 10'7" (3.56m x 3.25m)

Window to rear, spacious built-in wardrobes, fitted carpet, ceiling light fitting.

#### EN-SUITE

9'10" x 3'8" (3.01m x 1.13m)

Window to side, vanity mounted sink, WC & recessed shower enclosure with mains shower, carpet, & tiled flooring, ceiling light fitting.

#### BEDROOM 2

11'8" x 10'5" (3.56m x 3.20m)

Window to front, spacious built-in wardrobes, fitted carpet, ceiling light fitting.

#### BATHROOM

9'10" x 6'11" (3.02m x 2.12m)

Window to side, vanity mounted sink, WC, bidet & bath, fitted carpet, inset ceiling spotlights.

#### INTEGRAL GARAGE

up & over door, personnel door to the rear garden, power & light.

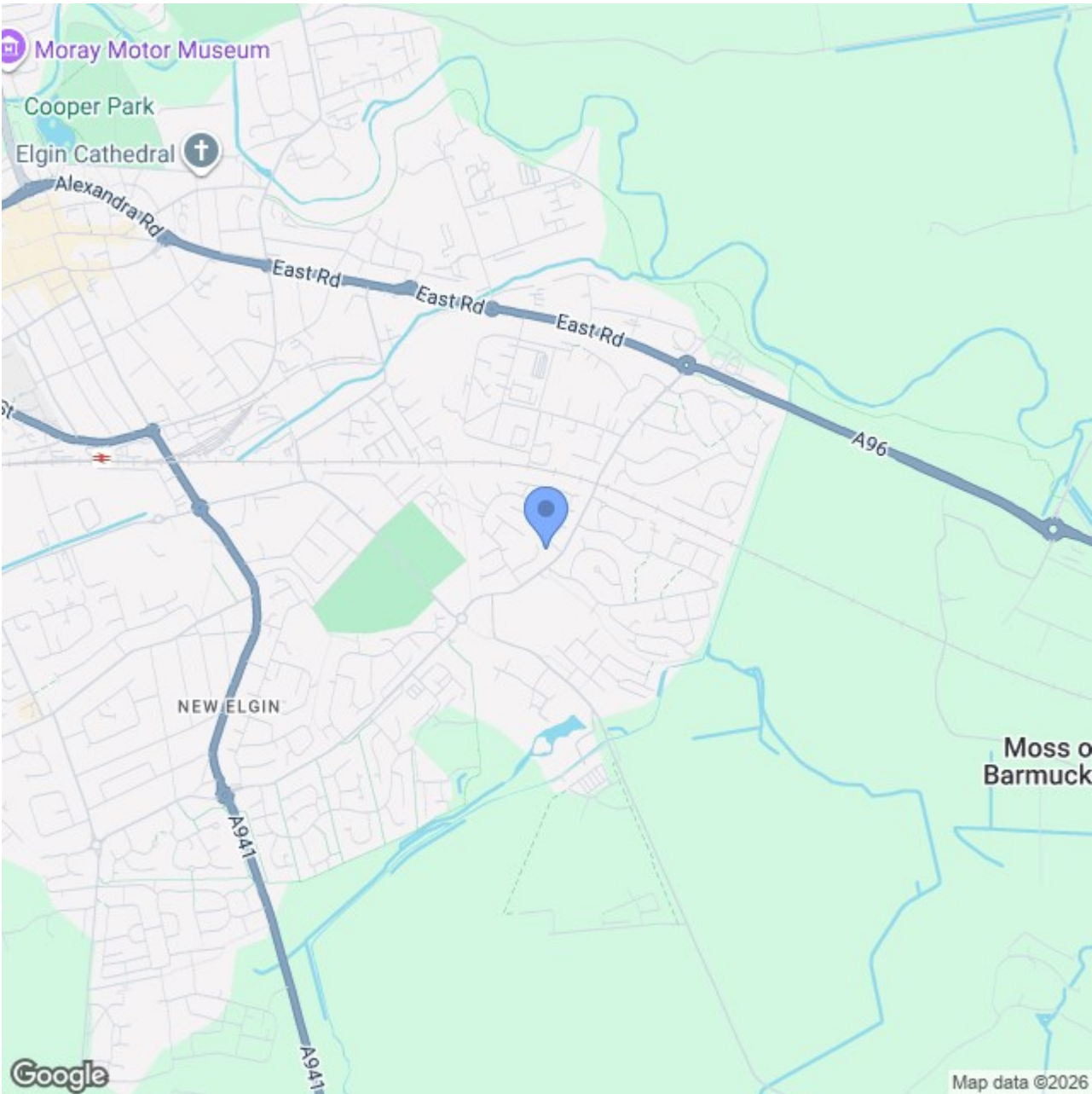
#### OUTSIDE

The property is set in a substantial size garden which is mainly lawn & bordered with wall & high hedging & planted with mature shrubs & trees. A patio area lies immediately outside the lounge and a driveway provides off-street parking.

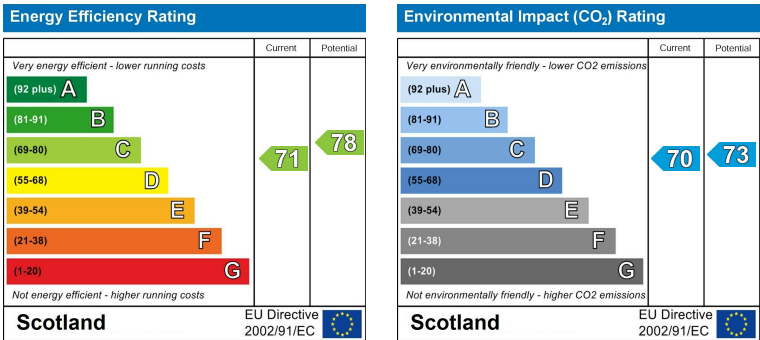
#### NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom, guest WC & en-suite fittings, the oven hob & hood in the kitchen.

Area Map



Energy Efficiency Graph



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