



**Harper
Macleod LLP**
Estate Agents & Solicitors



62 Robertson Drive, Elgin, IV30 6EU

Offers over £170,000

Modern end-terraced house situated in a popular residential area of Elgin within walking distance to local shops and amenities. The accommodation comprises; entrance hallway, lounge, dining kitchen, conservatory, guest WC, two double bedrooms and shower room. The property which would make an ideal first time buy, further benefits from Hive-controlled gas central heating, double glazing, garage, driveway and gardens to the front and rear.

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ENTRANCE HALLWAY
12'5" x 5'10" (3.79m x 1.80m)



UPVC & glazed door to front, ceiling light fitting, wood effect flooring, coat hooks, built-in under stair storage cupboard housing electric consumer units.

LOUNGE
10'5" x 12'6" (3.20m x 3.83m)

Window to front, ceiling light fitting, wood effect flooring.

DINING KITCHEN



Two windows to the rear, UPVC & glazed door leads to the conservatory, modern fitted kitchen in white gloss, free-standing Grundig fridge freezer, built-in Hotpoint oven & grill, Beko washing machine, space for dining table & chairs.

GUEST WC
4'5" x 2'7" (1.37m x 0.80m)



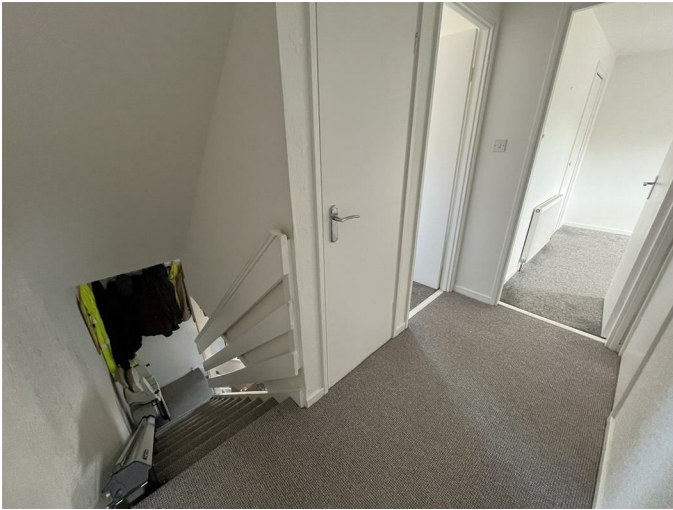
Internal room, fully wet walled, tile effect vinyl flooring, WC, sink with storage below.

CONSERVATORY
7'8" x 9'6" (2.36m x 2.90m)



Glazed on three sides, French doors lead out to the rear garden, wall light fitting, tile flooring.

STAIRCASE & LANDING



Hatch to loft space, ceiling light fitting, fitted carpet (stair lift) built-in storage cupboard housing the Worcester combi-boiler (Feb 2025)

BEDROOM 1

13'7" x 8'5" (4.16m x 2.57m)



Window to front, ceiling light fitting, fitted carpet, two sets of double built-in wardrobes, spacious walk in storage space with window (1.74m x 0.87m)

BEDROOM 2

10'8" x 10'6" (3.26m x 3.22m)



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

SHOWER ROOM

6'6" x 7'4" (2.00m x 2.24m)



Window to rear, ceiling light fitting, tile effect flooring, walk-in shower cubicle with mains fed shower, WC, Pedestal sink, double built-in mirrored storage cupboard, wall mounted chrome heated towel radiator.

GARAGE

Electric door, power & light, personnel door to rear.

OUTSIDE

A loc block driveway provides off-street parking. The front garden is gravelled with mature shrubs & plants. A paved pathway leads to the property entrance. The fully enclosed

south-facing rear garden is paved for ease of maintenance with raised flower beds, stone built store, gate leads out to a public playing area.

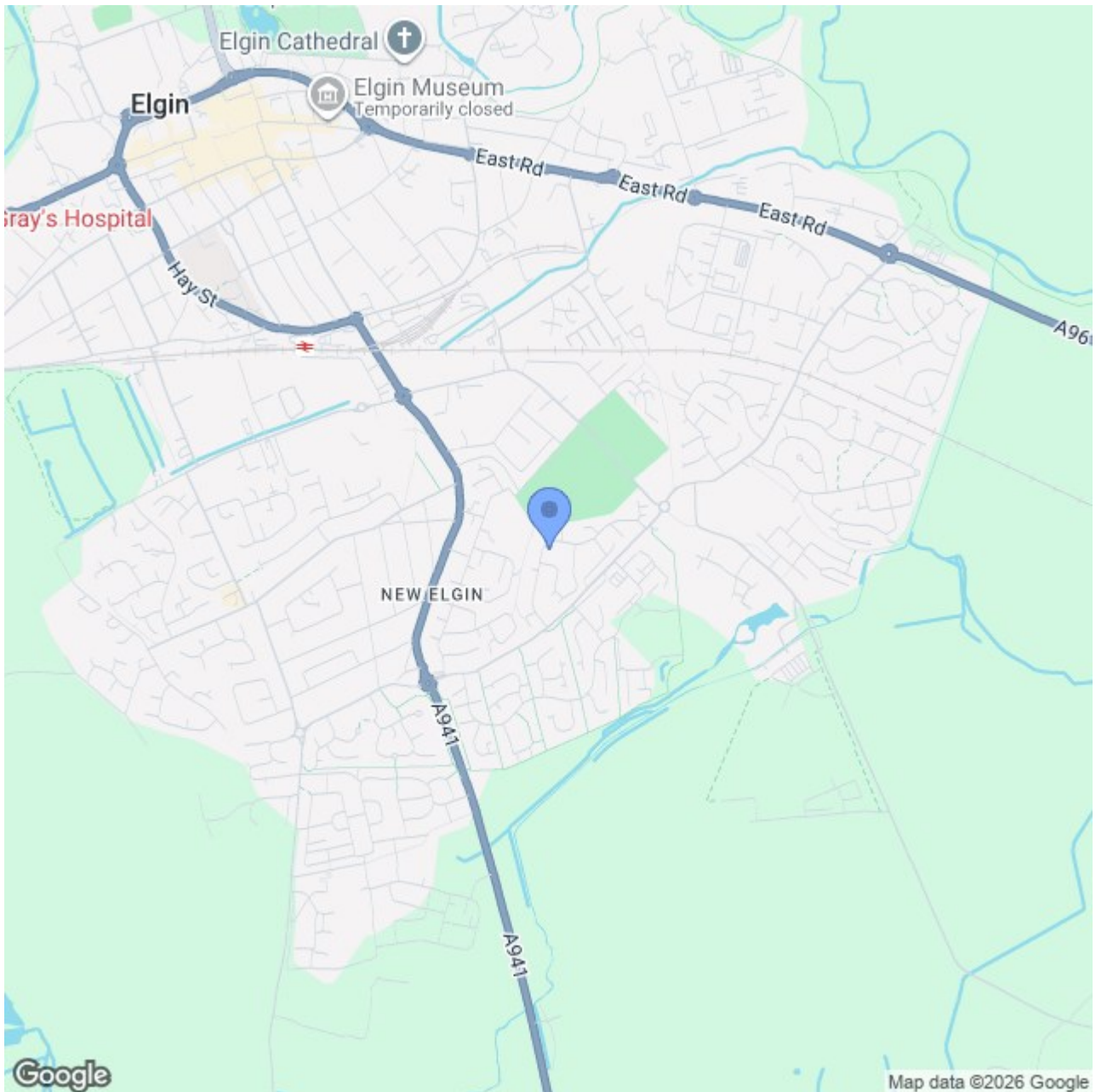
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all shower room & WC fittings, the oven, hob & hood, free standing fridge freezer & washing machine in Kitchen.

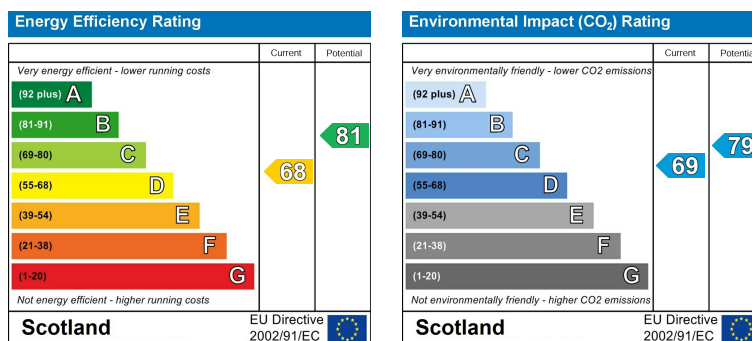
Contact selling agent on 01343 555 150

PLEASE NOTE: The three-piece suite in the lounge is available by separate negotiation. The stair lift can be removed if not required.

Area Map



Energy Efficiency Graph



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