



**Maisondieu Road, Elgin, IV30 1RH**  
**Offers Over £140,000**

**BELVOIR!**

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Well presented two bedroom terraced home within walking distance of Elgin town centre and local amenities.

Accommodation comprises lounge, dining kitchen, shower room and two double Bedrooms.

The property further benefits from gas central heating, UPVC double glazed windows and an enclosed rear garden.

Council Tax Band B  
EPC D

### Hallway

The property enters into a good sized hallway which provides access to the Kitchen and Lounge.

A carpeted stair case leads up to the first floor accommodation.

Central heating radiator.

Ceiling light fitting.

Smoke detector.

### Lounge 14'9" x 11'9" (4.5 x 3.6)

Spacious lounge with large window to the front aspect.

Feature fireplace with Baxi Boiler.

Fitted carpet.

Recessed ceiling downlights.

Central heating radiator.

### Kitchen/Diner 18'4" x 9'10" (5.6 x 3)

Stylish kitchen with dining area to one end, which has space for a dining table and chairs.

Good range of wall and base units with ample work top area.

Integrated electric oven, Electric hob and extractor hood.

Space for a fridge freezer and washing machine.

Stainless steel sink with drainer.

Ceiling light fittings.

Central heating radiator.

Door leading out to the rear garden.

### Stairs/landing

Carpeted stair case leads up to the first floor

accommodation.

Storage cupboard housing water tank.

Smoke detector.

### Bedroom 1 13'1" x 9'6" (4 x 2.9)

Spacious double bedroom with window to the front aspect.

Two built in double wardrobes and a further storage cupboard

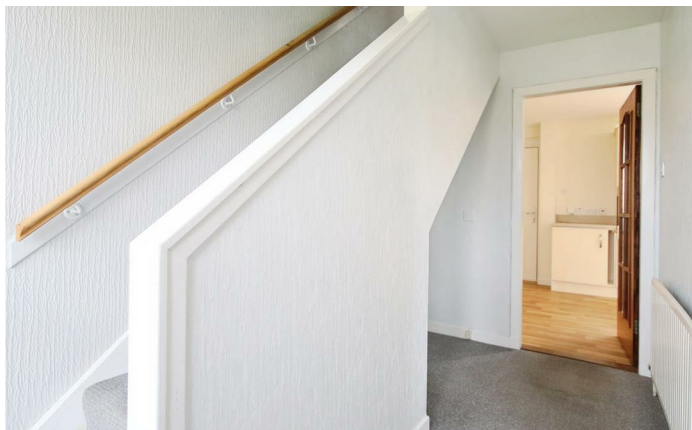
Fitted carpet.

Central heating radiator.

Ceiling light fitting.

### Bedroom 2 11'1" x 10'2" (3.4 x 3.1)

Second good sized double bedroom with window to the rear



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aspect

Two built in double wardrobes with sliding doors.

Fitted carpet.

Central heating radiator.

Ceiling light fitting.

### Shower room 6'10" x 5'6" (2.1 x 1.7)

Three piece white suite comprising shower enclosure with mains shower unit, pedestal wash hand basin and a WC.

Opaque window to the rear aspect.

Fitted bathroom storage.

Vinyl flooring.

Recessed ceiling downlights.

Central heating ladder style radiator.

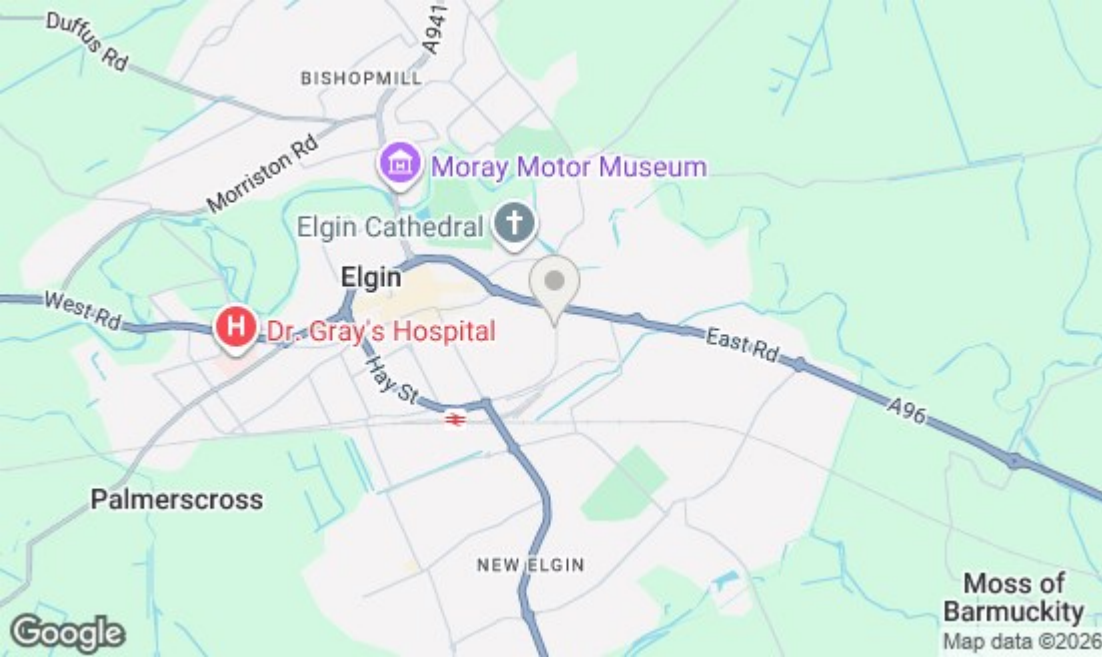
### Exterior

The property features a private, enclosed rear garden with a paved patio area and planted flower beds,

Block built sheds for useful garden storage

A rear gate leads to the communal car park at the rear.





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