



**Harper
Macleod LLP**
Estate Agents & Solicitors



11 Duff Place, Elgin, IV30 4DX
Offers over £125,000

Mid terraced one bedroom bungalow situated in the popular Bishopmill area of Elgin. The accommodation comprises entrance vestibule, hallway, lounge, sitting/dining room, kitchen, bedroom & bathroom. The property further benefits from double glazing, gas central heating & gardens front & rear.

ENTRANCE VESTIBULE

4'3" x 3'6" (1.31m x 1.09m)

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

HALLWAY

Fitted carpet, ceiling light fitting.

LOUNGE

12'11" x 12'10" (3.94m x 3.92m)

Window to front, fire surround with electric fire, fitted carpet, ceiling & wall light fittings.

KITCHEN

11'0" x 9'7" (3.37m x 2.93m)

Window looking into sitting room, sky light, fitted kitchen in wood effect, built-in single electric oven, hob & hood, plumbing & space for washing machine & dishwasher, built-in shelved larder, built-in storage cupboard, vinyl flooring, ceiling strip light.

SITTING ROOM/DINING ROOM

14'6" x 10'8" (4.43m x 3.27m)

Window to rear, solid wood flooring, inset ceiling spotlights.

BEDROOM

9'3" x 11'1" (2.84m x 3.40m)

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

BATHROOM

7'6" x 5'4" (2.31m x 1.64m)

Window to front, sink, WC & bath with tap/shower attachment, recessed shower cubicle with mains shower, fitted carpet, ceiling light fitting.

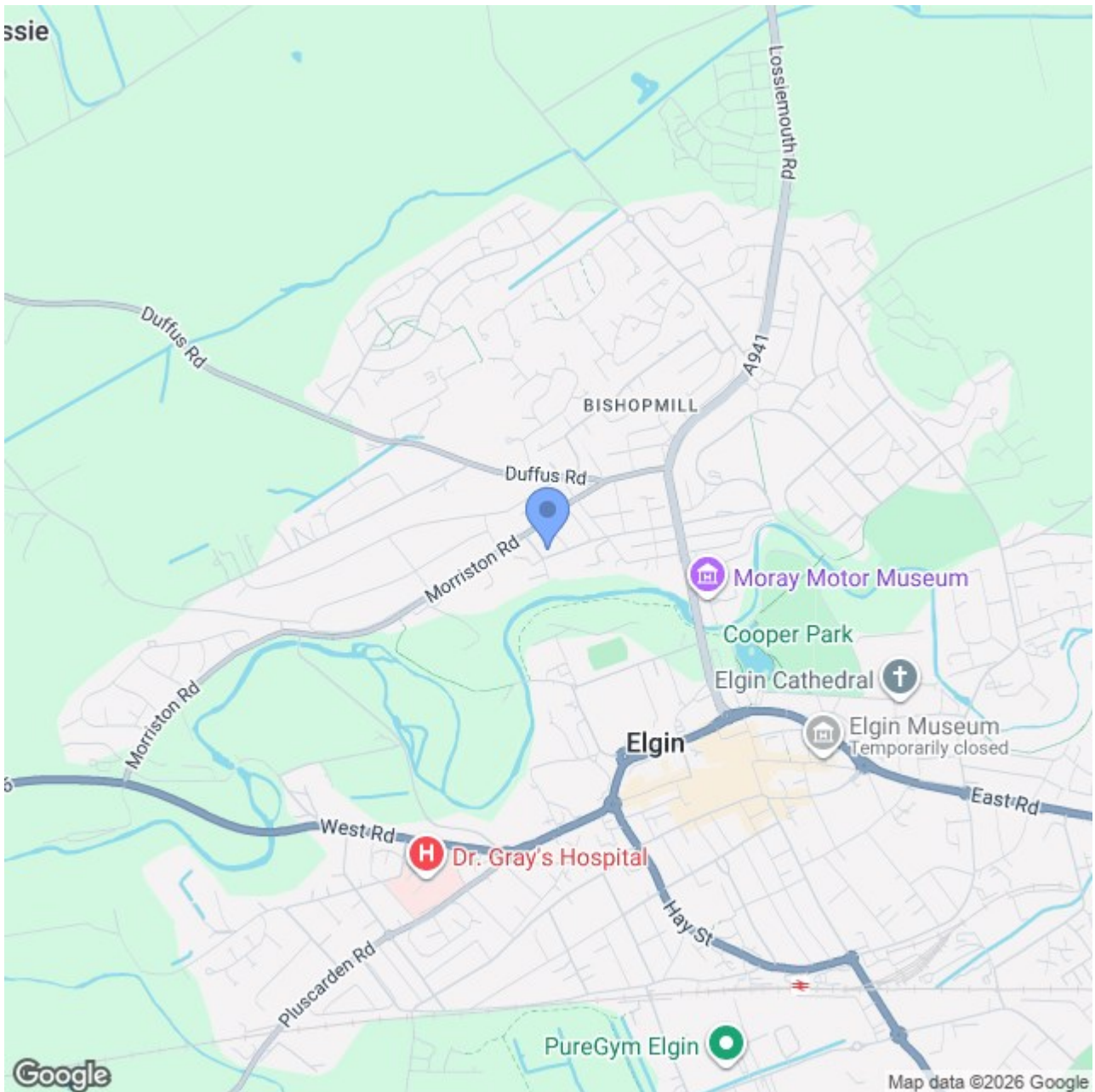
OUTSIDE

The garden to the front is fully enclosed and laid to lawn. The rear garden has an area of lawn, pathway, two garden sheds & a greenhouse. Double gates lead to a car park to the rear.

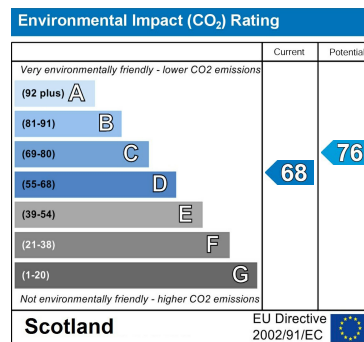
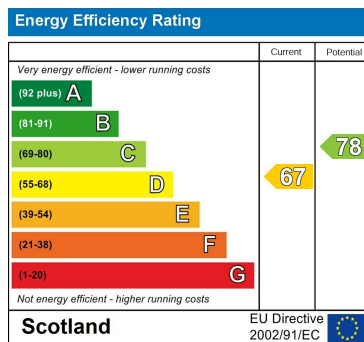
NOTES

Included in the asking is all carpets and fitted floor coverings, all light fittings, all bathroom fittings the oven, hob & hood in the kitchen and the two wooden sheds & a greenhouse in the garden.

Area Map



Energy Efficiency Graph



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Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>