



**Harper
Macleod LLP**
Estate Agents & Solicitors



6 McMillan Avenue, Elgin, IV30 6GJ

Offers over £200,000

Modern three bedroom link-detached house situated in a popular residential area of Elgin. The accommodation comprises entrance hallway, kitchen, lounge/dining, guest WC, three double bedrooms and bathroom. The property further benefits from double glazing, gas central heating, garage and driveway providing off-street parking and gardens front & rear.

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ENTRANCE HALLWAY

10'7" x 9'11" (3.23m x 3.03m)



Wooden entrance door with spyhole; ceiling light fitting; wood effect flooring; built-in under-stair cupboard housing electric consumer units; door to kitchen; door to guest WC; door to lounge/dining room; staircase to first floor.

KITCHEN

11'11" x 7'7" (3.64m x 2.32m)



Window to front; ceiling light fitting; tile effect flooring; modern fitted kitchen in medium wood effect; built-in microwave and electric oven; four ring gas hob and hood; space for free-standing fridge freezer; space for under-counter fridge or freezer; extractor fan.

GUEST WC

5'6" x 3'8" (1.68m x 1.14m)



Internal room; ceiling light fitting; wood effect flooring; WC and wall mounted sink.

LOUNGE / DINING

17'10" x 12'4" (5.45m x 3.78m)



French doors to rear garden with windows either side; two ceiling light fittings; wood effect flooring.

STAIRCASE & LANDING

11'5" x 3'6" (3.50m x 1.07m)



Window to front; ceiling light fitting; fitted carpet; built-in storage cupboard with shelving; hatch to the loft space.

BEDROOM 1

15'1" x 10'2" (4.62m x 3.10m)



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

BATHROOM

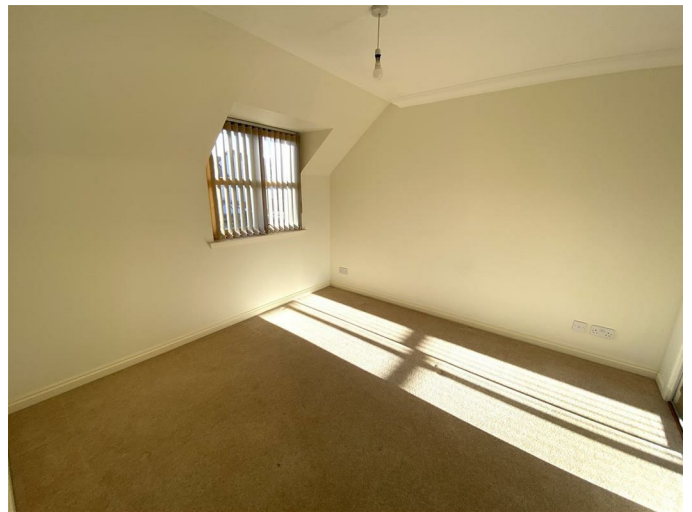
9'11" x 6'5" (3.03m x 1.98m)



Window to rear; ceiling light fitting; vinyl flooring; bath with mains fed shower above; WC and sink; wall mounted chrome towel radiator; extractor fan.

BEDROOM 2

11'6" x 10'11" (3.51m x 3.33m)



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

BEDROOM 3

10'3" x 8'7" (3.13m x 2.63m)



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

GARAGE WITH UTILITY AREA



Up and over door; personnel door and window to rear; two ceiling light fittings; base and wall units with worktop; housing the gas central heating boiler.

OUTSIDE



The front garden is laid to lawn with a ramped paved pathway leading to the front door and round to the side of the property which gives access to the rear garden via a wooden gate. There is a gravelled driveway to the front providing off-street parking and leading to the garage. The fully enclosed rear garden is laid to a mix of lawn and paving and has a large raised decking area with balustrade; rotary clothes dryer; outside water tap.



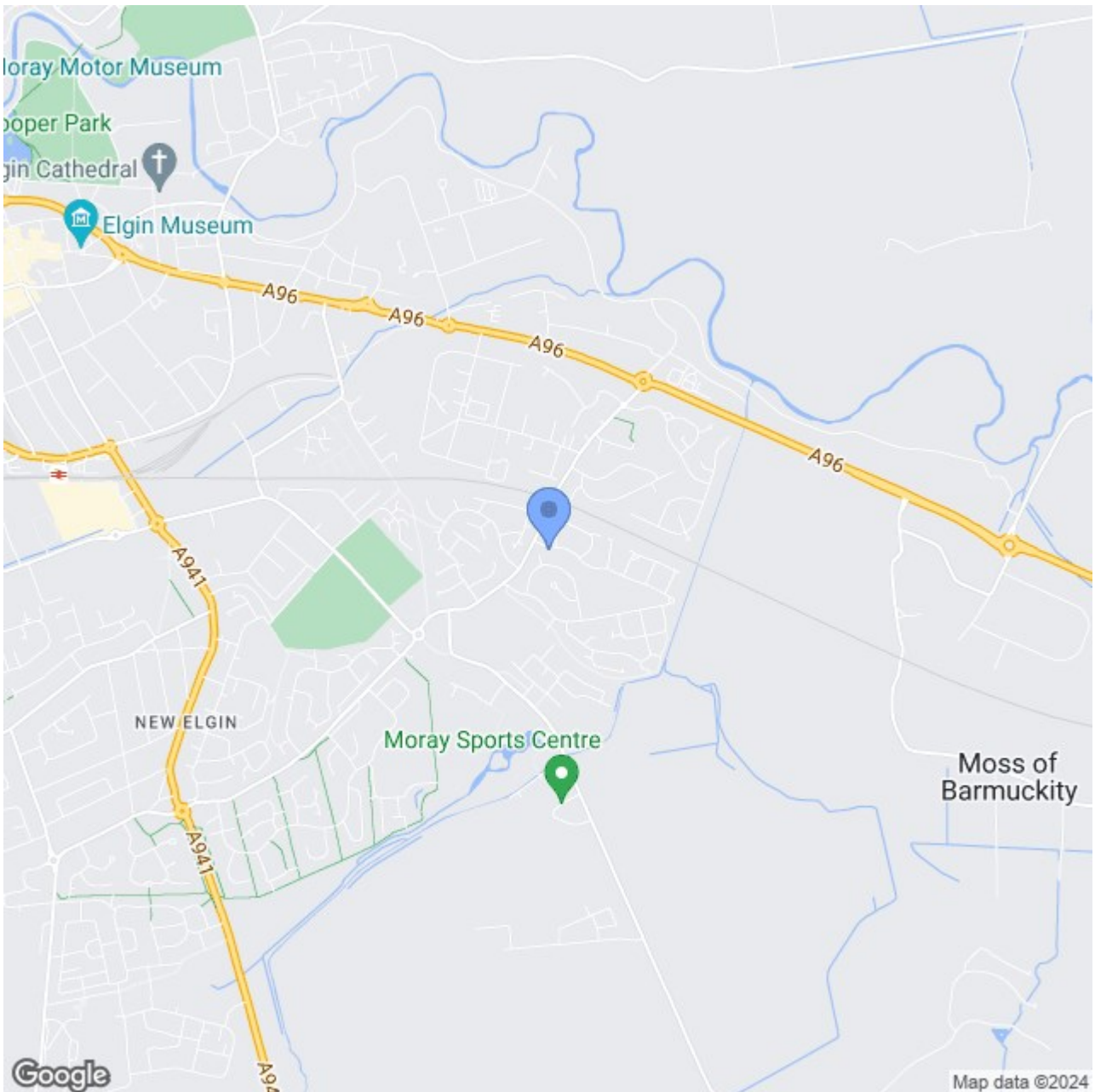
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all blinds, the oven, hob and hood in the kitchen and the rotary clothes dryer in the garden.

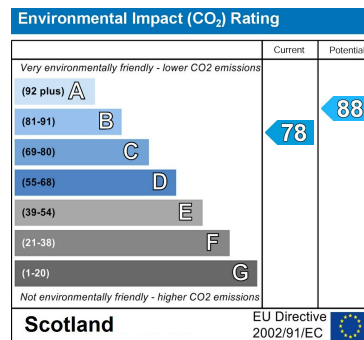
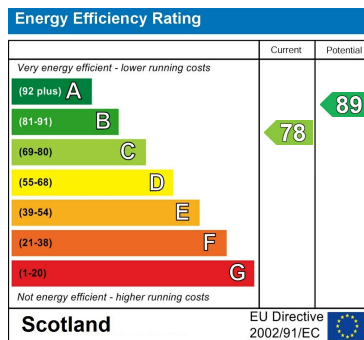
Council Tax Band: D

Viewings: Contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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