



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**18 Brodie Place, Elgin, IV30 4LP**  
**Offers over £110,000**

Deceptively spacious three bedroom first floor flat situated in the Bishopmill area of Elgin and within short walking distance of local shops, Bishopmill Primary School and Elgin Academy. The accommodation comprises hallway, lounge/diner, kitchen, three bedrooms and a bathroom. The property further benefits from double glazing, electric heating and a shared garden.

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## HALLWAY



Window to rear; fitted carpet; ceiling light fitting.

## LOUNGE/DINER

18'8" x 11'8" (5.70m x 3.58m)



Two windows to front; fitted carpet; one ceiling and two wall light fittings.

## KITCHEN

10'6" x 7'7" (3.22m x 2.32m)



Window to rear; fitted kitchen; built-in single electric oven, hob and hood; plumbing and space for washing machine; spacious built-in cupboard with electric and space for fridge freezer and tumble dryer; wood effect vinyl; ceiling strip light fitting.

## STAIRCASE AND LANDING



Fitted carpet; ceiling light fitting.

**BEDROOM 1**

12'5" x 11'8" (3.81m x 3.56m)



Window to front; two sets of double built-in wardrobes; fitted carpet; ceiling light fitting.

**BEDROOM 2**

11'5" x 10'11" (3.49m x 3.34m)



Window to front; wood effect vinyl flooring; ceiling light fitting.

**BEDROOM 3**

8'6" x 8'0" (2.60m x 2.45m)



Window to front; fitted carpet; ceiling light fitting.

**BATHROOM**

8'4" x 5'8" (2.56m x 1.73m)



Window to rear; sink; WC and bath with electric shower over; fitted carpet; ceiling light fitting.

**OUTSIDE**

There is a shared area of garden. The grass areas are maintained by the Moray Council.

**NOTES**

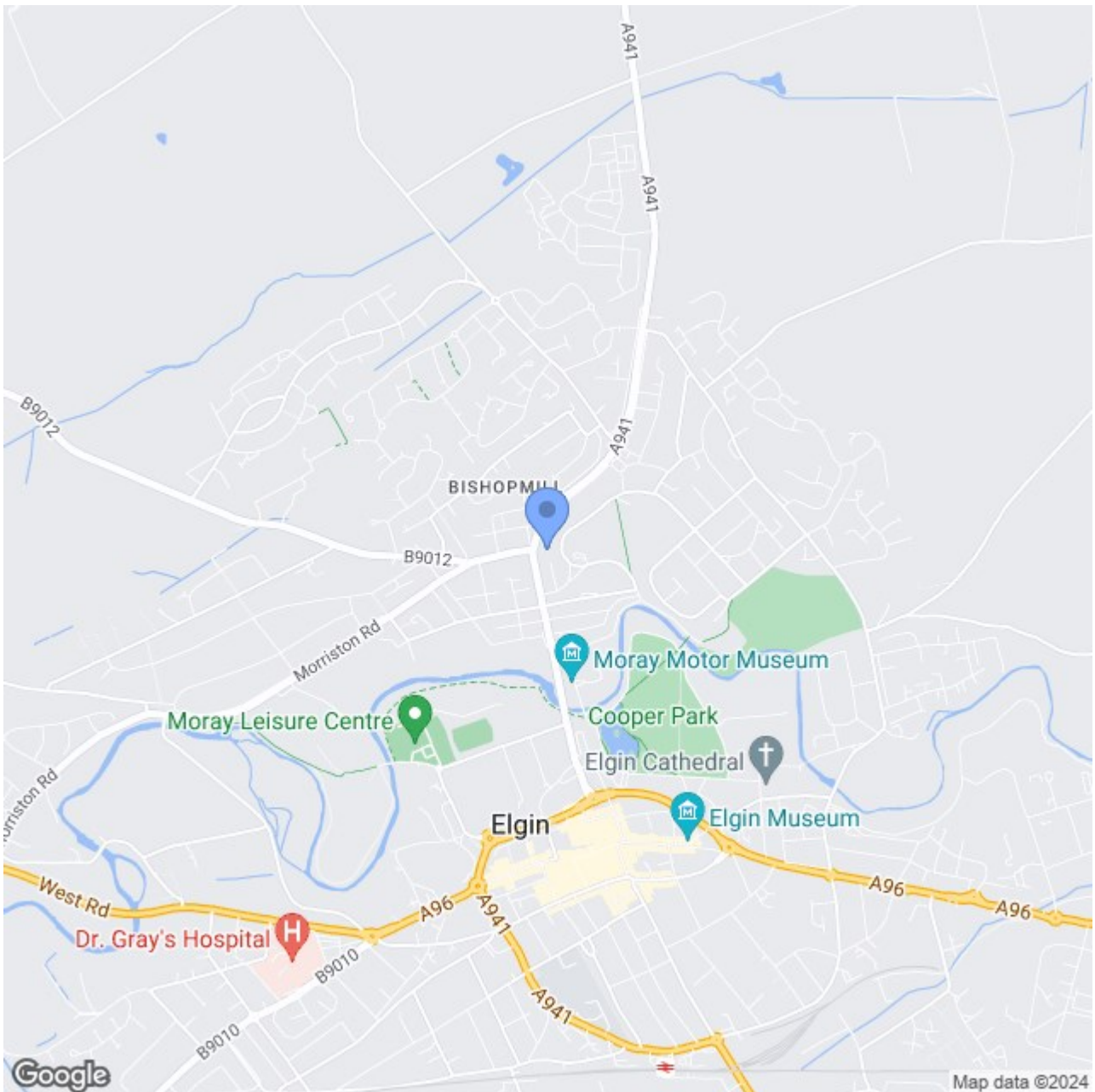
Included in the asking price are all carpets and fitted floor coverings; all blinds; all light fittings; all bathroom fittings and the built-in electric oven, hob and hood in the kitchen.

COUNCIL TAX BAND: B

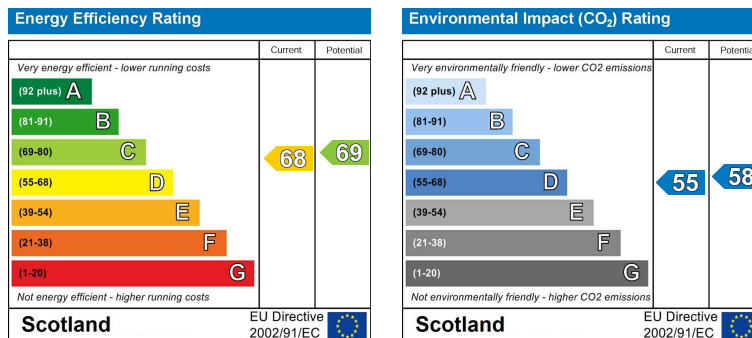


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## Area Map



## Energy Efficiency Graph



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