



**Harper
Macleod LLP**
Estate Agents & Solicitors



31 North College Street, Elgin, IV30 1ET
Offers over £90,000

"DEVELOPMENT OPPORTUNITY" Situated in the heart of Elgin, close to Elgin Cathedral and overlooking the Cooper Park, 31 North College Street would provide an excellent opportunity for someone looking for a complete renovation. The property is set over two floors: on the ground floor there are two reception rooms, a bedroom and a room which was used as a kitchen but has no plumbing in place. A scullery to the rear of the property has a plumbed in sink. On the first floor there is one good size double bedroom and a single bedroom. The property does not have a bathroom (there is a plumbed WC in an outhouse adjoining the scullery)

There is no home report for this property and it is believed that it is not suitable for mortgage lending.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

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

HALLWAY

LOUNGE

14'3" x 11'5" (4.35m x 3.49m)



Fire surround with open fire.

SITTING ROOM

13'2" x 10'9" (4.03m x 3.28m)



Fire surround with open fire.

ROOM 1



SCULLERY



Plumbed in sink.

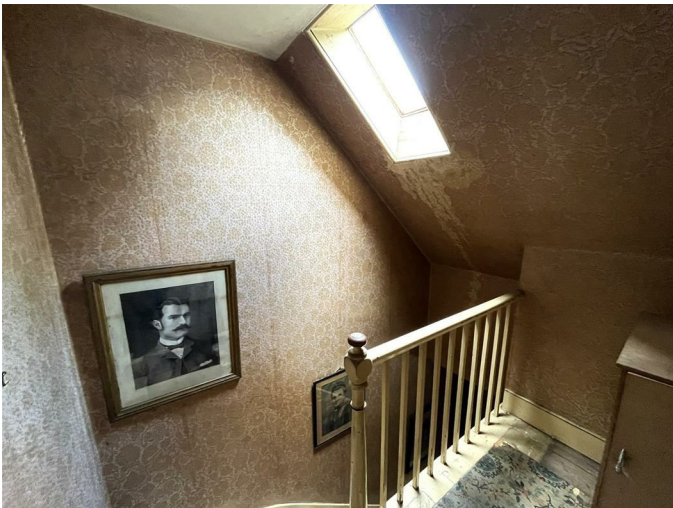
GROUND FLOOR BEDROOM
10'5" x 8'0" (3.18m x 2.45m)



BEDROOM 1
14'0" x 14'1" (4.27m x 4.30m)



STAIRCASE AND LANDING



BEDROOM 3
8'2" x 7'0" (2.50m x 2.15m)



OUTSIDE

There is garden ground to the rear with the area of ground shown in the attached plan.
Two wooden garden sheds.

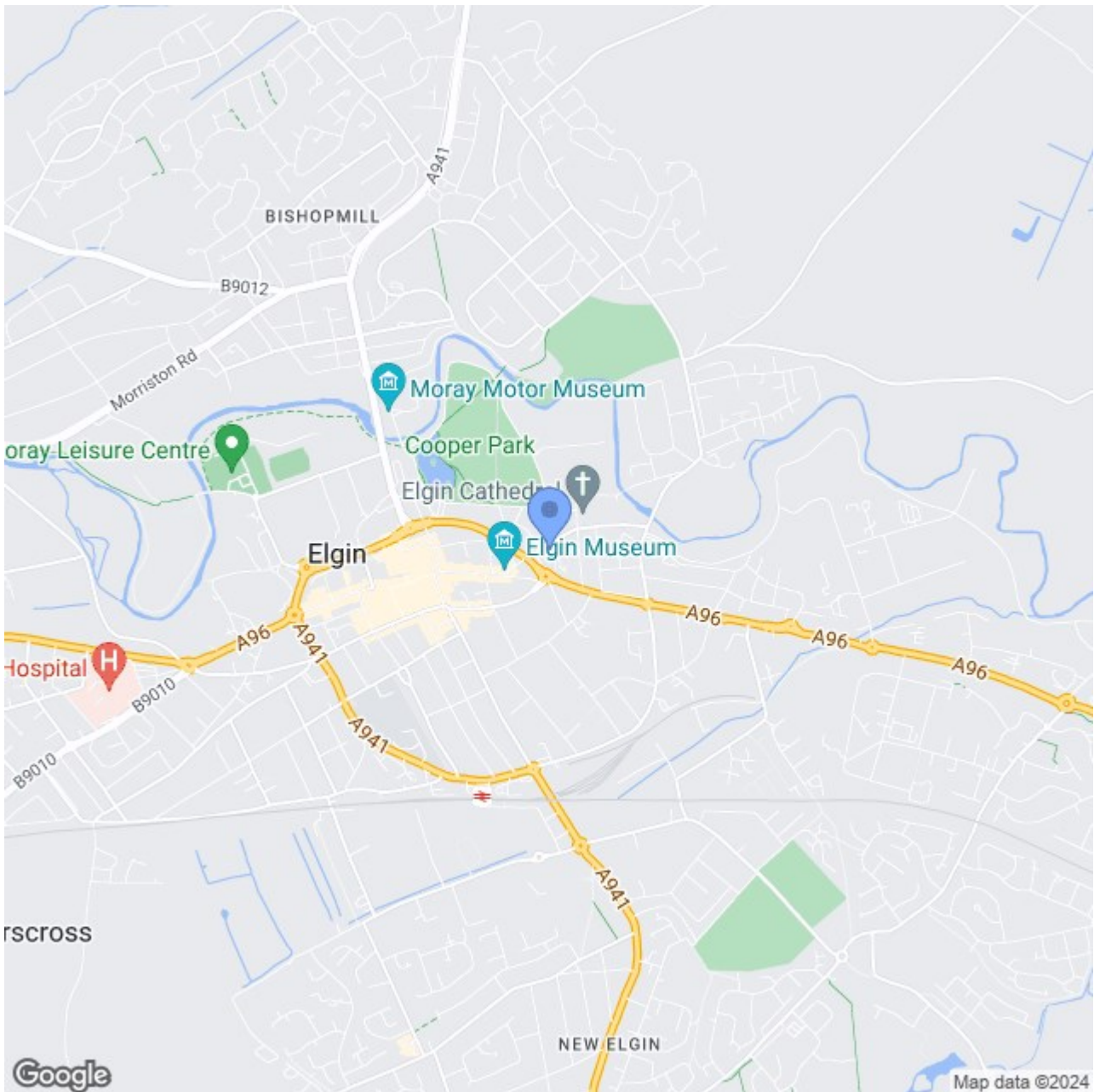
NOTES

There is a right of access across the rear garden of number 29 to number 31.

The electricity to the property has been cut off and it is recommended that any buyer has it checked by a qualified electrician before trying to use.

COUNCIL TAX BAND: B

Area Map



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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