



**Harper
Macleod LLP**
Estate Agents & Solicitors



1 Maisondieu Place, Elgin, IV30 1RD

Offers over £190,000

Three bedroom semi-detached house situated in a quiet residential area of Elgin, within walking distance to both East End & St Sylvester's Primary Schools and Elgin Town Centre. The accommodation comprises: entrance vestibule, hallway, lounge, dining room/bedroom 4, kitchen, utility room, bathroom and a further three bedrooms. The property, whilst in need of some modernisation further benefits from double glazing, gas central heating, front & rear gardens and double garage & driveway.

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>

ENTRANCE VESTIBULE

Wooden and glazed door to front; ceiling light fitting; fitted carpet; coat hooks; wooden and glazed door to hallway.

HALLWAY

Two ceiling light fittings; fitted carpet; staircase to first floor; door to lounge; door to dining room/bedroom 4; door to kitchen.

LOUNGE

16'0" x 14'1" (4.90m x 4.30m)



Bay window to front with seating below; ceiling light fitting; two wall light fittings; recess with lighting; fitted carpet; stone fireplace with gas fire

DINING ROOM / BEDROOM 4

13'8" x 10'11" (4.17m x 3.35m)



Patio doors lead out to rear garden; ceiling light fitting; fitted carpet; fireplace with gas fire; built-in shelved storage cupboard.

KITCHEN

9'9" x 8'9" (2.99m x 2.69m)



Window to rear; ceiling light fitting; carpet tile flooring; fitted kitchen; space for under-counter fridge; built-in oven and gas hob; hood; built-in spacious under-stair storage cupboard; door to rear vestibule and utility.

REAR VESTIBULE

Wooden and glazed door to rear garden; ceiling light fitting; tile flooring; opening through to utility room; door to garage.

UTILITY ROOM

5'8" x 5'4" (1.75m x 1.64m)



Window to rear; ceiling light fitting; tile flooring; base and wall units with worktop; sink and drainer; space for washing machine.

STAIRCASE & LANDING
9'10" x 8'4" (3.02m x 2.56m)



Window to side; two ceiling light fittings; fitted carpet; hatch to loft space.

BATHROOM
8'10" 8'9" (2.71m 2.69m)



Window to rear; ceiling light fitting; fitted carpet; bath, WC and pedestal sink; recessed storage space.

BEDROOM 1
13'7" x 10'11" (4.16m x 3.33m)



Window to rear; ceiling light fitting; fitted carpet; built-in shelved storage cupboard; second built-in cupboard housing hot water cylinder and gas central heating boiler.

BEDROOM 2
13'3" x 9'8" (4.06m x 2.97m)



Window to front; ceiling light fitting; fitted carpet; built-in wardrobe.

BEDROOM 3

10'0" x 8'6" (3.07m x 2.60m)



Window to side; ceiling light fitting; fitted carpet; built-in wardrobe; built-in storage cupboard.

INTEGRAL DOUBLE GARAGE

Up and over door; windows to rear and side.

OUTSIDE



There is a block paved driveway to the front of the property leading to the garage. A paved pathway leads to the entrance with an area of lawn with mature planted shrubs. A pathway leads round the side to the rear garden. The rear garden is mainly laid to lawn with a paved Patio area; mature shrubs and trees; rotary clothes dryer.



NOTES

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

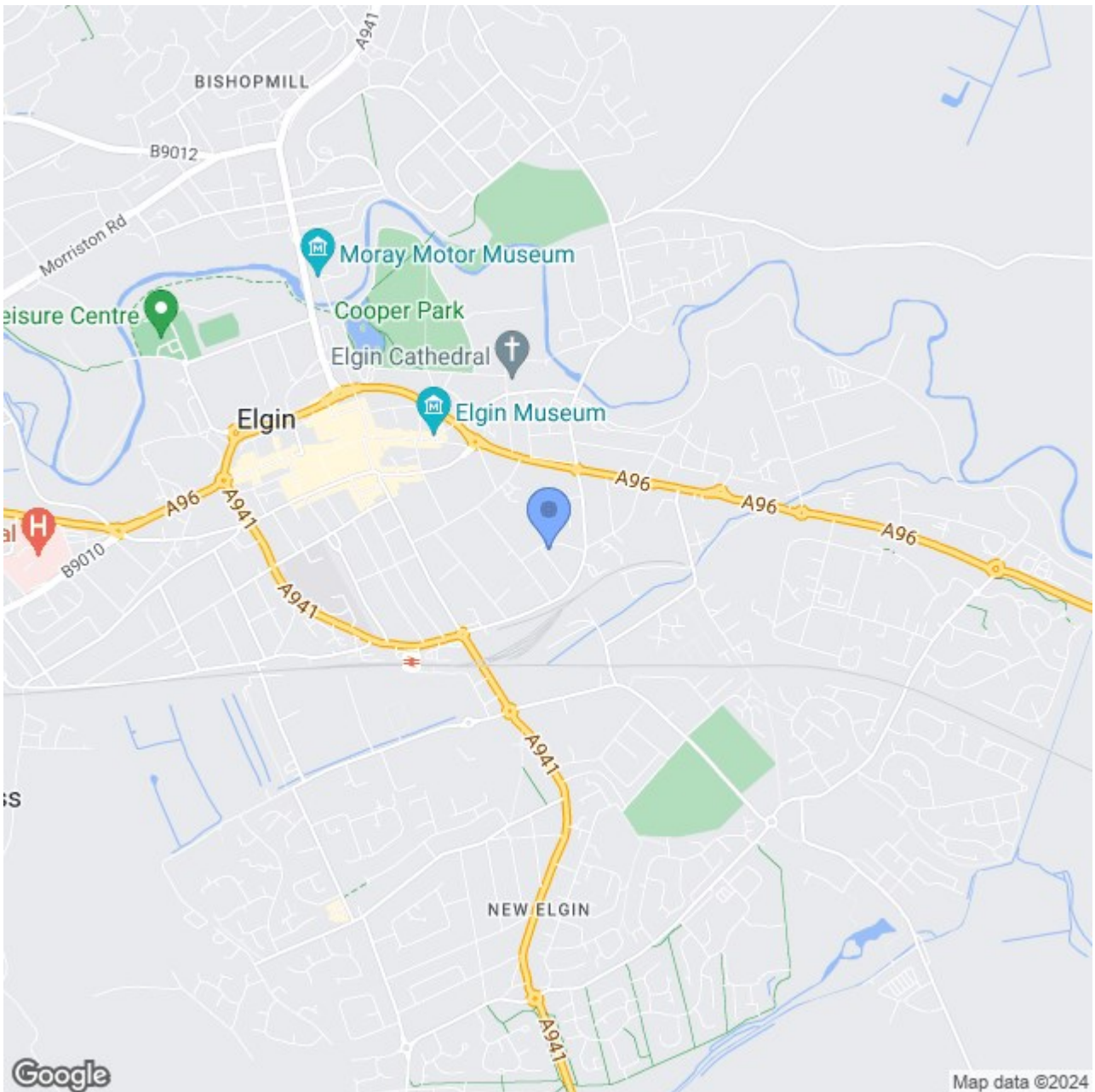
Please note that there are no guarantees that any of the kitchen appliances are in working order.

All gas appliances and fires should be checked by a gas safe engineer.

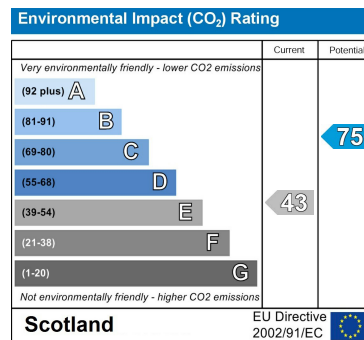
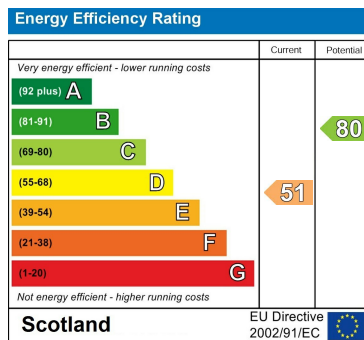
Council Tax Band: D

Viewings: Contact selling agent on 01343 555150.

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.

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>