



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**3 Young Street, Elgin, IV30 1TG**

**Offers over £200,000**

Traditional semi-detached house situated in the sought after West End of Elgin. The property whilst in need of upgrading and modernisation has enormous potential. The accommodation comprises entrance vestibule; hallway, lounge, dining room, kitchen, shower room, three bedrooms and a bathroom. The property further benefits from gas central heating, garden and off street parking.

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**ENTRANCE VESTIBULE**

8'7" x 3'9" (2.64m x 1.15m)

Composite entrance door; under stair storage cupboard; vinyl flooring.

**HALLWAY**



Vinyl flooring ceiling light fitting.

**LOUNGE**

12'6" x 12'4" (3.82m x 3.76m)



Bay window to front; shelved recess; fireplace with open fire; fitted carpet; ceiling light fitting.

**DINING ROOM**

12'10" x 12'3" (3.93m x 3.75m)



Window to rear; shelved recess; fireplace with living flame gas fire; fitted carpet; ceiling light fitting.

**SHOWER ROOM**

6'6" x 3'6" (2m x 1.08m)

Internal room; shower and WC

**KITCHEN**

9'10" x 7'9" (3.01m x 2.38m)



Window to side; range of units; gas supply for cooker; plumbing for washing machine; stainless steel sink; vinyl flooring; ceiling strip light.

**REAR VESTIBULE**

Walk in larder with window to side; vinyl flooring; ceiling light fitting.

### STAIRCASE AND LANDING

Windows to front and side; shelved storage cupboard; fitted carpet; ceiling light fitting.

### BEDROOM 1

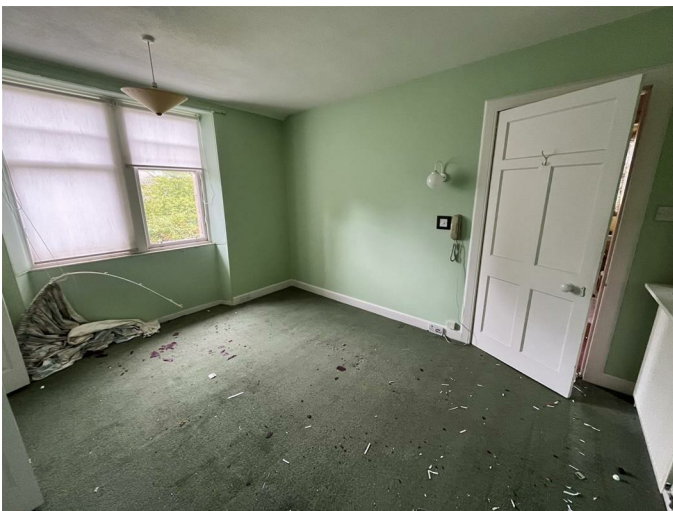
13'1" x 13'1" (4m x 4m)



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

### BEDROOM 2

13'1" x 10'2" (4m x 3.11m)



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

### BEDROOM 3

12'7" x 6'10" (3.84m x 2.10m)



Window to rear; fitted carpet; ceiling light fitting.

### BATHROOM

9'1" x 6'4" (2.79m x 1.94m)



Window to side; sink; WC and bath; cupboard housing the gas central heating boiler; vinyl flooring; ceiling light fitting.

### OUTSIDE

The garden to the front is laid to lawn with a driveway providing off street parking. The rear garden is also lawn with mature trees and shrubs.

### NOTES

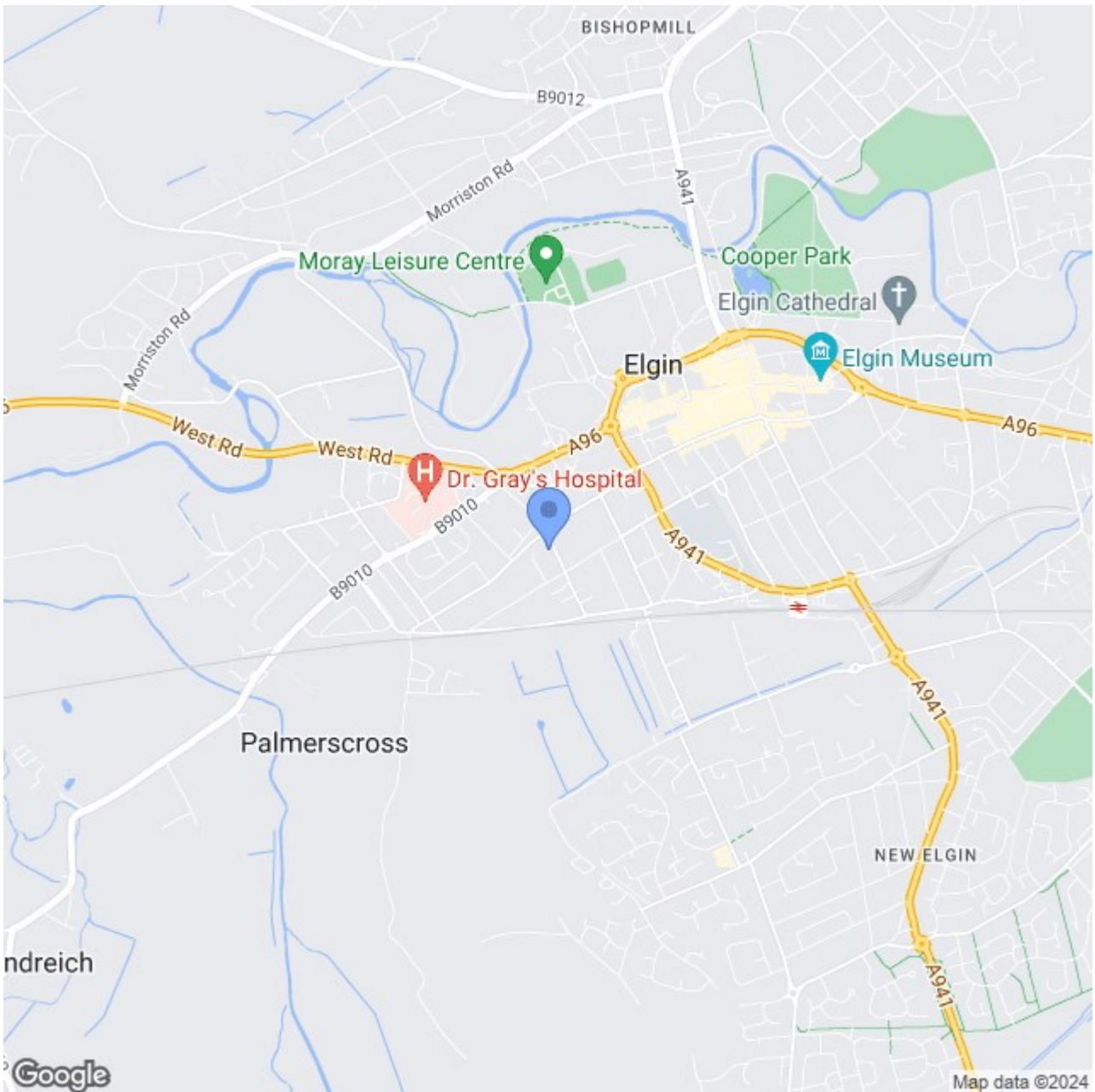
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and shower room fittings; the gas cooker; washing machine and fridge freezer in the kitchen and the wooden shed in the garden.

No guarantees or warranty will be given that any of the white goods are in working order.

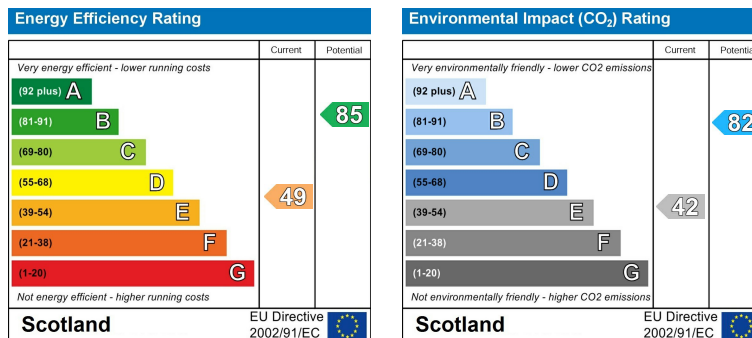
**VIEWING: CONTACT SELLING AGENT 01343  
555150**



## Area Map



## Energy Efficiency Graph



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