



**Harper
Macleod LLP**
Estate Agents & Solicitors



2 Cooper Street, Elgin, IV30 4DU
Offers over £120,000

Traditional end terraced house situated in the popular Bishopmill area of Elgin. The accommodation comprises entrance vestibule, hallway, lounge, kitchen, bedroom & shower room.

The property which is in excellent order throughout further benefits from double glazing, gas central heating, garden and off street parking.

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

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ENTRANCE VESTIBULE

3'7" x 3'6" (1.10m x 1.09m)

UPVC & glazed entrance door; porcelain tile flooring; ceiling light fitting.

HALLWAY



Porcelain tile flooring; ceiling light fitting; storage cupboard (1.65m x 0.77m) housing the gas central heating boiler, fitted carpet & ceiling light fitting; wall mounted cupboard housing the electric consumer units.

LOUNGE

15'5" x 12'9" (4.72m x 3.90m)



Window to front; wall mounted TV bracket; fitted carpet; ceiling light fitting.

KITCHEN

12'1" x 7'1" (3.70m x 2.18m)



Window to rear; fitted kitchen; built-in electric oven; hob & hood; integrated fridge freezer & washing machine; porcelain tile flooring; inset ceiling spotlights.

BEDROOM

11'6" x 9'9" (3.53m x 2.98)



Window to side; triple built-in wardrobes; fitted carpet; ceiling light fitting.

SHOWER ROOM

8'3" x 5'6" (2.52m x 1.69m)



Window to side; vanity mounted sink; WC & shower cubicle with mains shower; porcelain tile flooring; ceiling light fitting.

REAR VESTIBULE

8'0" x 4'2" (2.45m x 1.28m)

Window to rear; recessed storage area; porcelain tile flooring; ceiling light fitting.

OUTSIDE



The property sits in a good size garden which has been laid with low maintenance gravel & paving. A parking space with lowered kerb has been created within the property boundary.

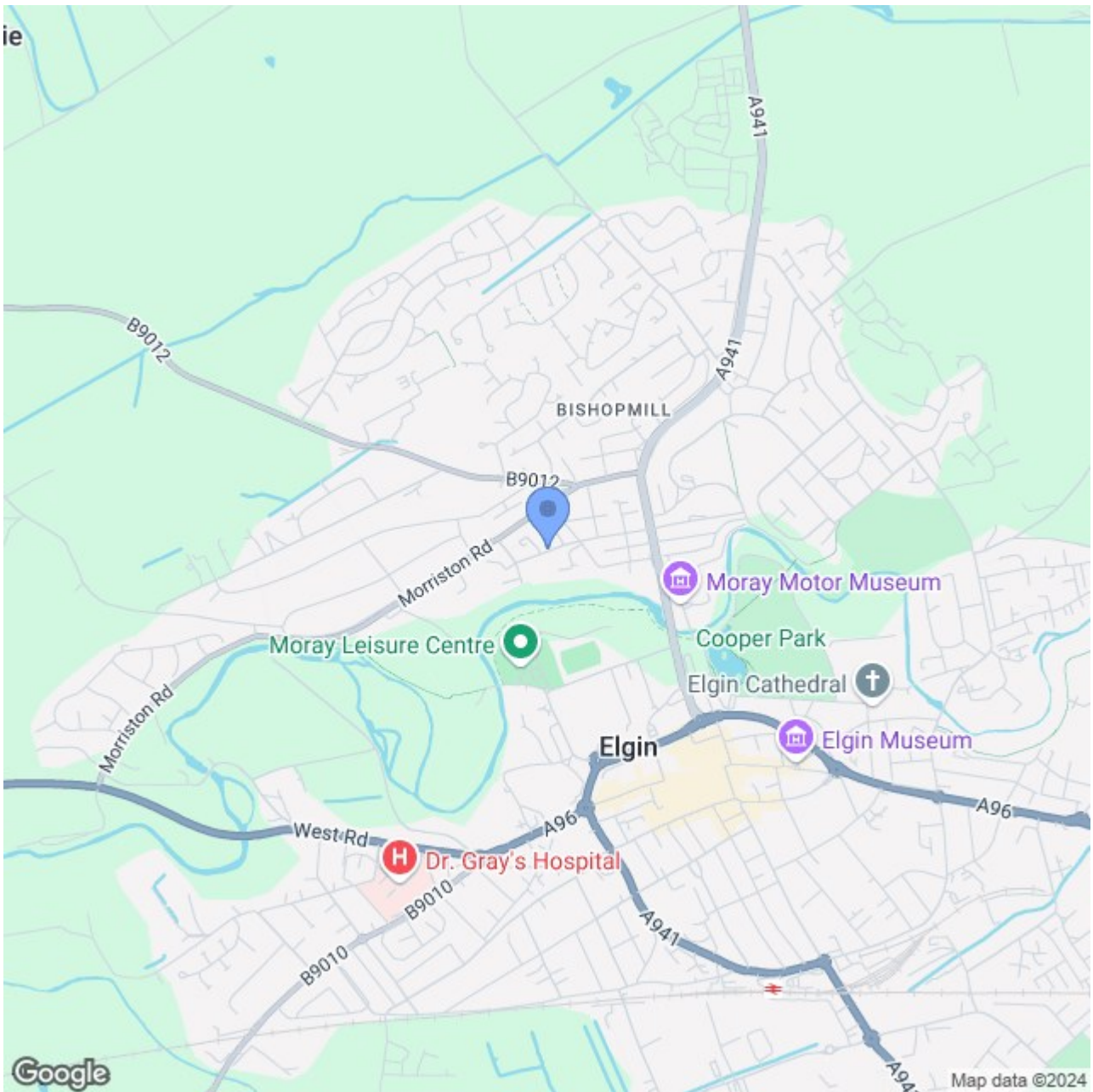
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all shower room fittings, the oven, hob, and hood, integrated fridge freezer & washing machine in the kitchen.

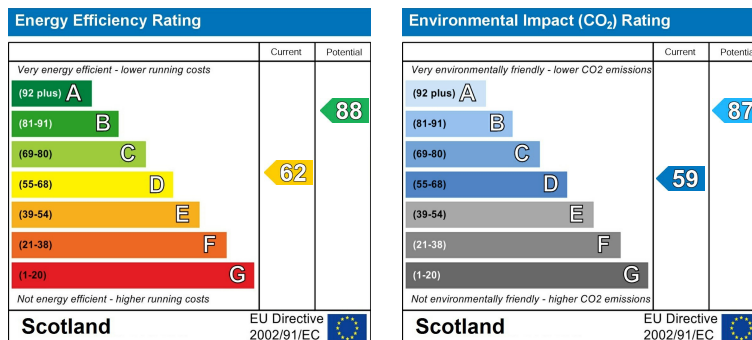
Council Tax Band: A

Viewing: Contact selling agent on 01343 555 150

Area Map



Energy Efficiency Graph



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