



**Harper
Macleod LLP**
Estate Agents & Solicitors



2 Thornhill Court, Elgin, IV30 6LY

Offers over £155,000

Ground floor executive apartment situated in a popular residential area of Elgin. The accommodation comprises entrance hallway, open plan lounge/dining kitchen, two double bedrooms and a shower room. The property, which is in excellent order throughout, further benefits from triple glazing, gas central heating, secure entry system and ample parking.

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

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ENTRANCE HALLWAY

Entrance door with secure entry system; spacious storage cupboard with fixed shelving; power and light; fitted carpet; ceiling light fitting.

LOUNGE

15'2" x 11'4" (4.64m x 3.47m)



Patio doors to front leading to the covered private patio area; wall mounted TV bracket; fitted carpet; ceiling light fitting.

KITCHEN

11'3" x 8'2" (3.44m x 2.49m)



Window to front; fitted kitchen in cream; built-in double electric oven; four ring gas, hob and hood; integrated microwave, dishwasher, washer dryer and fridge freezer; wood effect flooring; ceiling light fitting.

SHOWER ROOM

10'11" x 6'5" (3.33m x 1.98m)



Internal room; vanity mounted sink, WC and spacious shower enclosure with mains shower; vinyl flooring; inset ceiling spotlights.

BEDROOM 1

15'5" x 9'8" (4.72m x 2.95m)



Window to rear; wall mounted TV bracket; double built-in wardrobe; fitted carpet; ceiling light fitting.

BEDROOM 2

10'6" x 10'1" (3.21m x 3.09m)



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

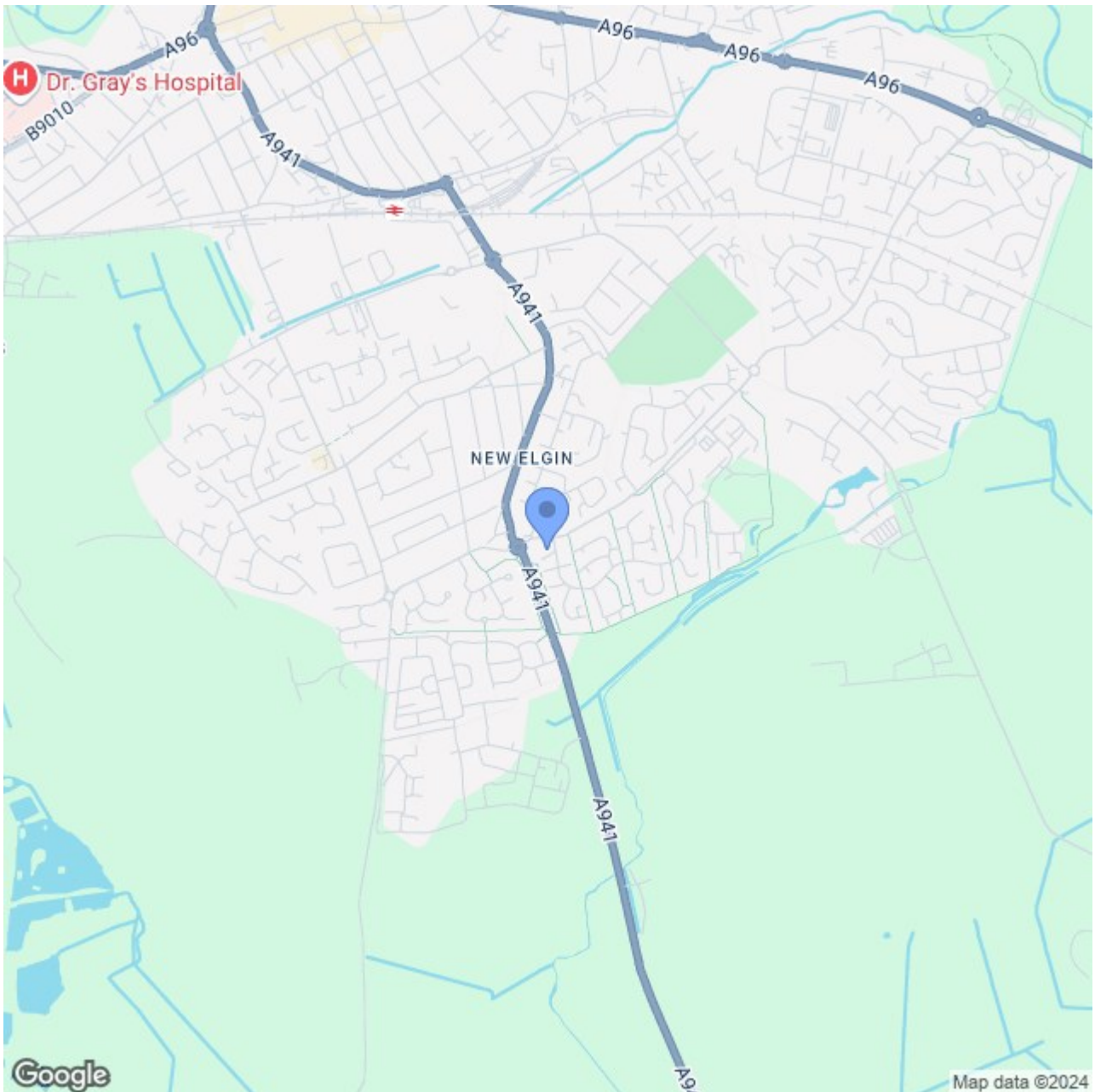
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all curtains, curtain poles and blinds, all light fittings, all shower room fittings, the wall mounted TV brackets in the lounge and bedroom 1 and the oven, hob and integrated dishwasher, washer dryer, fridge freezer and microwave in the kitchen.

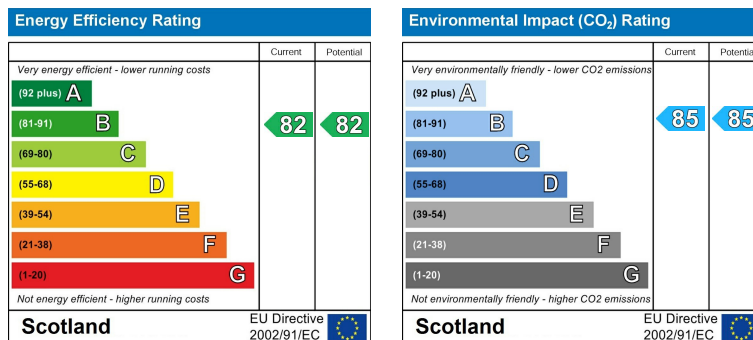
Council Tax Band: C

Viewings: Contact Selling Agent on 01343 555150

Area Map



Energy Efficiency Graph



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