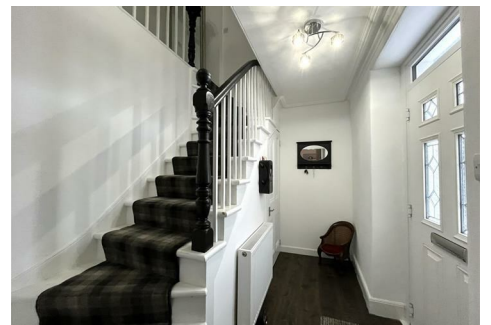




**Harper
Macleod LLP**
Estate Agents & Solicitors



Allandale Cottage Main Street, Urquhart, IV30 8LG

Offers over £150,000

Allandale Cottage is a three bedroom, end of terraced property situated in the popular village of Urquhart and a short commute to both Elgin and Lossiemouth. The accommodation comprises on the ground floor: entrance hallway; lounge; kitchen; bedroom and on the first floor: a further two double bedrooms and a family bathroom. The property further benefits from LPG central heating; double glazing; garden to the front and courtyard garden to the rear.

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

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

ENTRANCE HALLWAY
10'6" x 4'2" (3.21m x 1.29m)



Composite and glazed entrance door; under stair cupboard; wood effect flooring; ceiling light fitting.

LOUNGE
14'1" x 12'4" (4.30m x 3.77m)



Window to front; recessed multi-fuel stove and recess to side; wood effect flooring; ceiling light fitting.

KITCHEN
13'1" x 10'0" (4m x 3.05m)



Window and French doors to the rear; fitted kitchen in medium wood effect; built-in single electric oven, combination oven/microwave and grill; five ring gas hob; hood; under counter fridge and freezer; plumbed in washing machine; wood effect flooring; inset ceiling spotlights.

BEDROOM 3
11'4" x 7'11" (3.46m x 2.42m)



Window to rear; wood effect flooring; ceiling light fitting.

STAIRCASE AND LANDING



Built-in storage cupboard; carpeted staircase and wood effect flooring on landing; inset ceiling spotlights.

BATHROOM

10'2" x 8'3" (3.10m x 2.52m)



Window to rear; vanity mounted sink and WC; bath and shower cubicle with mains shower; wall mounted Chrome towel radiator; wood effect flooring; inset ceiling spotlights.

BEDROOM2

11'5" x 8'3" (3.50m x 2.52m)



Dormer window to front; range of built-in wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 1

10'2" x 9'6" (3.10m x 2.91m)



Window to rear; fitted carpet; ceiling light fitting.

OUTSIDE



The garden to the front is laid to lawn with a paved pathway. The rear courtyard garden is paved. A block shed to the rear of the house has power and light.

NB: Allandale Cottage has a pedestrian right of access across the property to the rear called Glenlossie.

NOTES

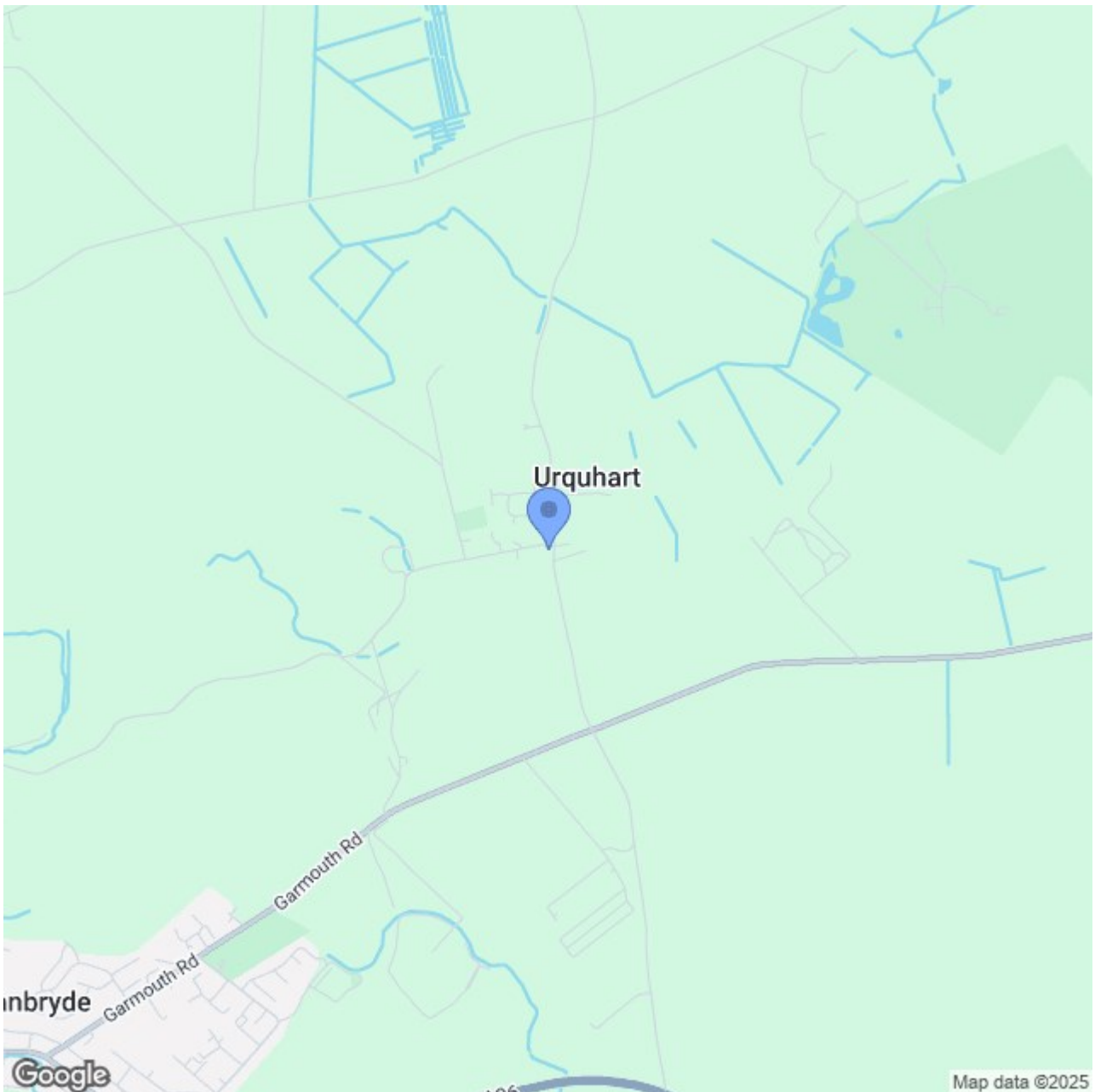


Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom fittings; the electric oven, combination oven/microwave and grill; hob; hood; under counter fridge; freezer and washing machine in the kitchen.

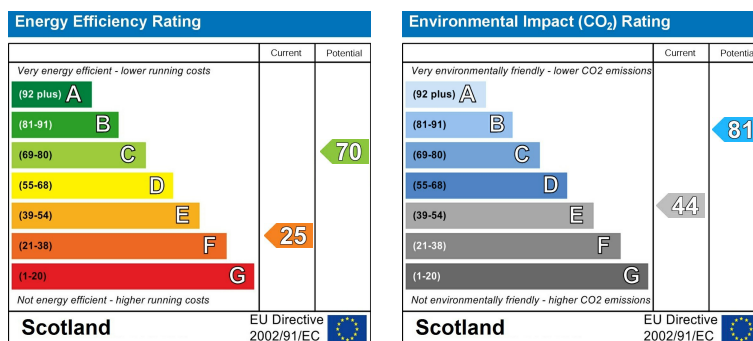
Council Tax Band: B

VIEWING CONTACT THE SELLING AGENT

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>