



**Harper
Macleod LLP**
Estate Agents & Solicitors



29 South Guildry Street, Elgin, IV30 1QN
Offers over £220,000

Traditional Semi-detached town house situated in the heart of Elgin and within walking distance of the town centre and railway station. The accommodation comprises entrance vestibule, hallway, lounge, dining room, kitchen, three double bedrooms (one with annexe room), a single bedroom and a boxroom/fifth bedroom, bathroom & separate WC. The property further benefits from double glazing, gas central heating, and rear garden.

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ENTRANCE VESTIBULE
4'0" x 3'10" (1.22m x 1.17m)



Composite entrance door, fitted carpet, ceiling light fitting

HALLWAY
Fitted carpet, ceiling light fitting.

LOUNGE
12'0" x 12'2" (3.68m x 3.73m)



Window to front, open fireplace, shelled recess, fitted carpet, ceiling light fitting.

DINING ROOM
12'8" x 11'9" (3.87 x 3.59)



Window to rear, shelled recess, door to cellar, fitted carpet, ceiling light fitting.

KITCHEN
9'1" x 9'2" (2.79m x 2.81m)



Window & door to rear garden, fitted kitchen in white, single electric oven, 5 ring gas hob & hood, under counter fridge, ceramic tile flooring, ceiling light fitting.

STAIRCASE & HALF LANDING



Window to side, fitted carpet, wall light fitting.

BATHROOM

8'9" x 5'11" (2.68m x 1.82m)



Window to rear, sink, WC & bath with electric shower over, wood effect flooring, ceiling light fitting.

LAUNDRY CUPBOARD

Window to side, plumbing for washing machine, wall mounted gas central heating boiler.

BEDROOM 2

10'9" x 9'7" (3.29m x 2.93m)



Window to rear, vanity mounted sink, shelved recess, wood effect flooring, ceiling light fitting.

BEDROOM 1

13'4" x 12'10" (4.07 x 3.92)



Window to front, shower cubicle mains shower, vanity mounted sink, fitted carpet, ceiling light fitting.

BEDROOM 4

12'9" x 6'10" (3.90m x 2.09m)



Window to front, wood effect flooring, ceiling light fitting.

WC

3'2" x 2'5" (0.97m x 0.76m)



Window to rear, sink & WC, wooden floor, ceiling light fitting.

STAIRCASE & LANDING TO 2ND FLOOR

Sky light to side, wall light fitting, fitted carpet.

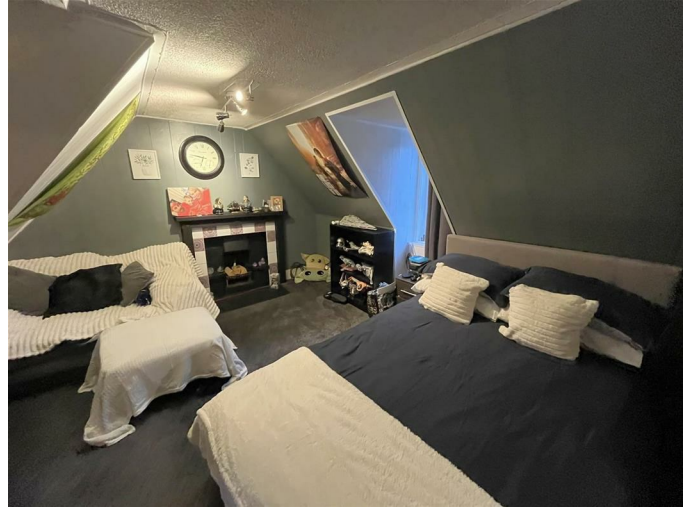
BOXROOM/BEDROOM 5

9'10" x 10'6" (3m x 3.21m)

Sky light to side, fitted carpet, ceiling light fitting.

BEDROOM 3

13'3" x 13'1" (4.06m x 4m)



Window to front, feature fireplace, fitted carpet, ceiling light fitting.

ANNEXE ROOM

11'5" x 7'0" (3.5m x 2.15m)



Velux window to front, fitted carpet, ceiling light fitting.

CELLAR

16'4" x 9'10" approximately (5m x 3m approximately)

A door in the dining room opens up to steps leading down to the cellar which is fully lined with power & light.

OUTSIDE



The garden is fully enclosed, mainly lawn with a patio area, rotary clothes dryer; garden storage unit.

NOTES

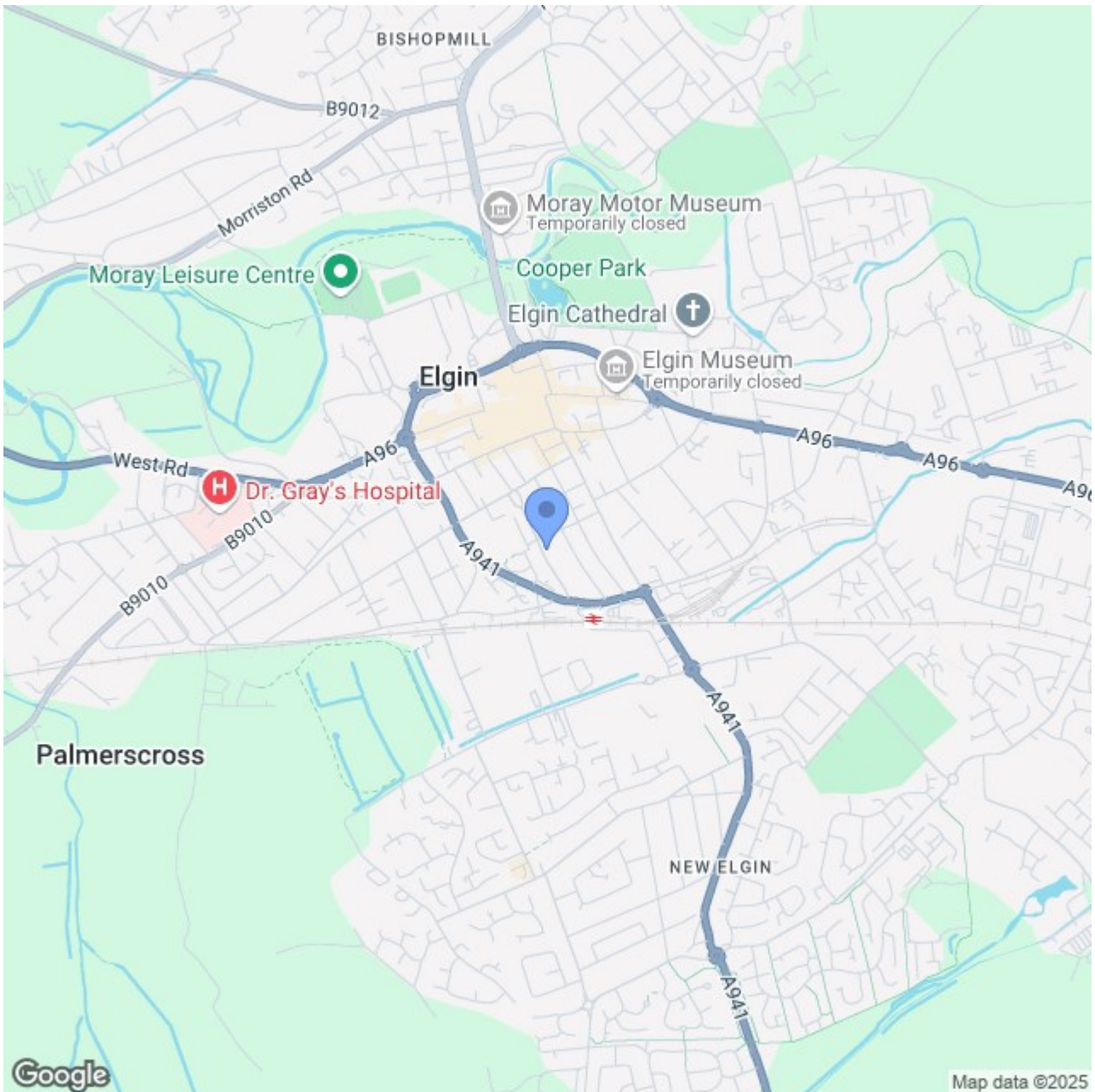
Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom & WC fittings, the oven, hob and hood in the kitchen and the under counter fridge; the rotary clothes dryer and the storage unit in the garden.

The American Style fridge freezer is available by separate negotiation.

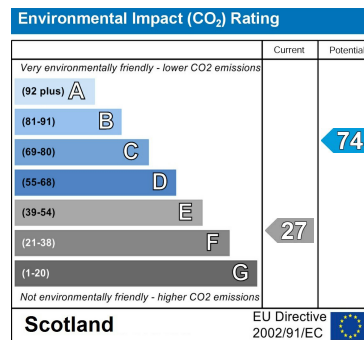
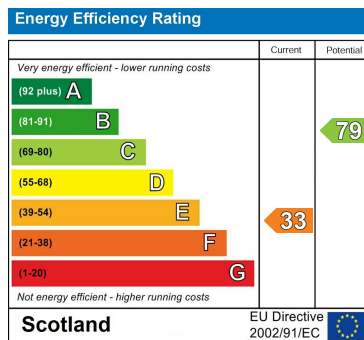
COUNCIL TAX BAND: D

VIEWING ARRANGEMENTS: Contact Selling Agents on 01343 555150

Area Map



Energy Efficiency Graph



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