



**Harper
Macleod LLP**
Estate Agents & Solicitors



13 Birkenhill Place, Elgin, IV30 6EX

Offers over £135,000

Semi-detached two bedroom house situated in a popular residential area of Elgin & within walking distance of local shops, cafe & doctors surgery. The accommodation comprises entrance hallway, lounge/diner, kitchen, two double bedrooms & a bathroom. The property further benefits from double glazing, gas central heating & gardens front & rear & a driveway.

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

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ENTRANCE HALLWAY



UPVC & glazed entrance door, two built-in storage cupboards, wood effect flooring, ceiling light fitting, UPVC & glazed door to the rear garden.

LOUNGE/DINER

22'0" x 10'11" (6.73m x 3.33m)



Two windows to front, serving hatch to the kitchen, fitted carpet, two ceiling light fittings.

KITCHEN

11'9" x 8'10" (3.59m x 2.71m)



Window to rear, range of base units, slot-in electric cooker, Bosch dishwasher, Zanussi washing machine, Bosch fridge freezer, wood effect flooring, ceiling light fitting.

STAIRASE & LANDING

Window to rear, built-in storage cupboard, fitted carpet, ceiling light fitting, hatch to the loft space.

BEDROOM 1

10'11" x 10'7" (3.35m x 3.25m)



Window to rear, triple built-in wardrobes, double built-in wardrobe, fitted carpet, ceiling light fitting.

BEDROOM 2

13'10" x 8'6" (4.23m x 2.60m)



Window to front, two sets of double built-in wardrobes, fitted carpet, ceiling light fitting.

BATHROOM

7'8" x 5'11" (2.34m x 1.81m)



Window to rear, sink, WC, and bath with mains shower over, vinyl flooring, ceiling light fitting.

OUTSIDE



The garden to the front is low maintenance gravel with mature planted shrubs. A pathway leads round to the paved rear garden with planted border, rotary clothes dryer, block built garden shed .

NOTES

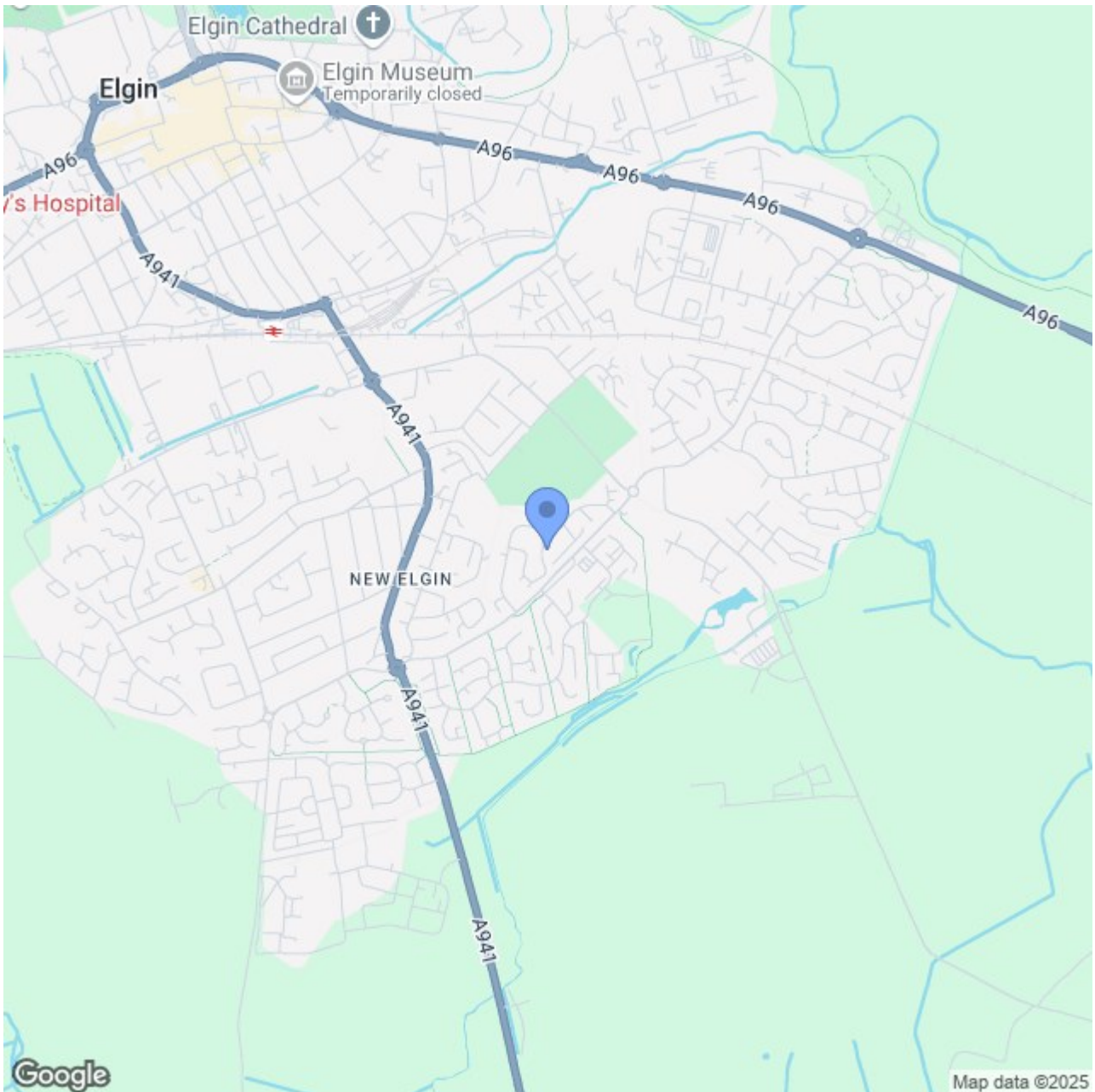
Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the oven, the hob & hood, fridge freezer, the air fryer & steamer in the kitchen and the desk in Bedroom 2.

Council Tax Band: B

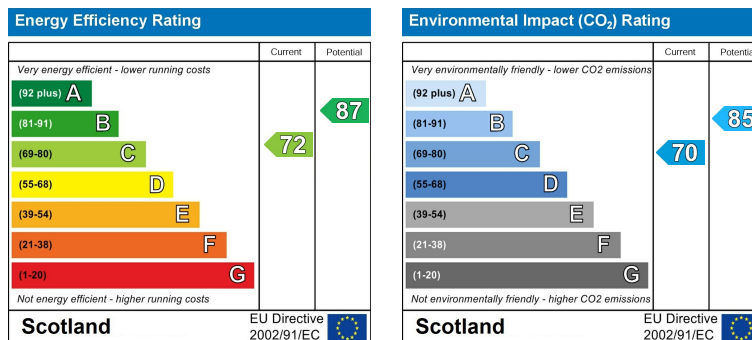
Viewing Arrangements: Please contact Selling Agent on 01343 555 150



Area Map



Energy Efficiency Graph



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