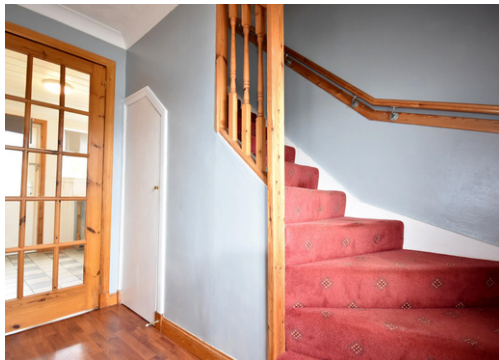


10 Mackenzie Place
Elgin
Morayshire
IV30 4EY



Offers Over £120,000

Located within the popular Bishopmill area in Elgin is this 2 Bedroom Terraced House which benefits from a cul-de-sac position and a sunny South Westerly facing Rear Garden.

Features

2 Bedroom Terraced House

South / Westerly facing rear garden

Cul-de-sac position

Double Glazing

Gas Central Heating



Located within the popular Bishopmill area in Elgin is this 2 Bedroom Terrace House which benefits from a cul-de-sac position and a sunny South Westerly facing Rear Garden.

Accommodation comprises a Hallway, Lounge, Kitchen, 2 Double Bedrooms and a Bathroom.

Hallway

Coved ceiling with pendant light fitting
Single radiator
A carpeted staircase leads to the 1st floor landing
Built-in understairs storage cupboard
Laminate flooring

Lounge – 18'6" (5.64) x 11'7" (3.52) max into recess

A good-sized room comprises a coved ceiling with 2 ceiling light fittings
Double glazed window to both the front and rear aspects
Double radiator
Laminate flooring

Kitchen – 9'3" (2.81) x 7'9" (2.35) max

A lined ceiling with ceiling light fitting
Double glazed window to the rear
Fitted cupboards and base units with white high gloss finish doors
Single sink with drainer unit and mixer tap
Space to accommodate a electric cooker, fridge/freezer and a washing machine
Tiled flooring

A uPVC rear entrance door with double glazed window leads out to the garden

Landing

Coved ceiling with a pendant light fitting
Loft access hatch
Fitted carpet

Bedroom One – 12'8" (3.86) plus wardrobe space x 8'11" (2.72)

Coved ceiling with 2 pendant light fittings
Double glazed window to the front
Single radiator
A triple fitted wardrobe with sliding doors
A cupboard houses the Vaillant gas boiler
Fitted carpet

Bedroom Two – 11'9" (3.57) 9'4" (2.84)

Coved ceiling with 2 pendant light fittings
Double glazed window to the rear
Single radiator
Fitted carpet

Bathroom – 6'1" (1.84) x 5'6" (1.67)

A lined ceiling with recessed lighting

Double glazed window to the rear

Single radiator

Bath with folding shower screen, mains shower and wet wall finish to the bath area

Fitted vanity unit with a recessed wash basin and a press flush W.C with concealed cistern

Vinyl flooring

Garden

Benefiting from a spacious and sunny rear garden benefiting from a south/westerly facing aspect and is mostly laid to lawn

There is a paved seating area and a timber-built storage shed

Energy Performance Rate

Council Tax Band

Currently B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.