



**41 North Street, Bishopmill, Elgin, Moray, IV30 4EE**

### Property Features

- End Terrace
- 3 beds
- 1 bath
- Council tax: B
- EPC rating: D

### Property Summary

EPC Band D Council Tax Band B End of terrace house  
Flexible living Feature wood burner Modern interior  
Private garden Popular location

Price  
**Offers over  
£132,500**

Speak with our Sales  
Adviser Today to Arrange a  
Viewing!

**OAKLEAF HOMES**  
Older homes backed by Barratt.

[www.oakleafhomes.co.uk](http://www.oakleafhomes.co.uk)

01358 741 333

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contractor or warranty. \*Estimated rental yield figures are calculated using information supplied by the marketing agent and are based on the original market price. The rental yield figure should only be used as a guide and we strongly recommend you seek independent financial advice before proceeding with any investment.

EPC Band D  
Council Tax Band B  
End of terrace house  
Flexible living  
Feature wood burner  
Modern interior  
Private garden  
Popular location

This well-presented three-bedroom end-of-terrace home offers spacious and versatile accommodation, ideally suited to families, first-time buyers, or those seeking flexible living space in a popular and convenient location.

The property opens into a spacious lounge featuring a characterful wood-burning stove, creating a warm and welcoming living area. To the rear, a generous kitchen provides ample storage and worktop space, with space for freestanding appliances and room for a dining table, making it ideal for everyday living and entertaining.

A ground-floor bedroom, currently utilised as a dining room, offers excellent flexibility and could also serve as a guest bedroom or home office. Completing the ground floor is a contemporary shower room, stylishly finished with a modern walk-in shower.

Upstairs, the large main bedroom benefits from a dormer window, allowing plenty of natural light, while the second double bedroom also features a dormer window, creating a bright and comfortable space. The landing area offers additional versatility, with space suitable for a study or home office, along with a useful storage cupboard.

Externally, the property benefits from on-street parking to both the front and rear. The rear garden is accessed via the lane to the right-hand side of the house. Further benefits include gas central heating, double glazing, and a traditional build.

Ideally located close to local amenities and reputable schools, this attractive home offers a blend of practicality and convenience. Early viewing is highly recommended.

#### Hallway

The entrance of the property leads into the hallway which has access to the lounge, kitchen, dining room, downstairs shower room and the staircase to the upper floor.

#### Lounge

12'3" x 14'6" (3.73m x 4.42m)

There's a welcoming reception room boasting plenty furnishing space whilst featuring an attractive and cosy wood burner - ideal for those colder evenings.

#### Kitchen

11'0" x 10'4" (3.36m x 3.14m)

The separate kitchen is a practical space providing ample storage. The L-shape design offers plenty worktop space and undercounter space for freestanding appliances. Additionally, the floor area offers more space for large free standing appliances or for dining.

#### Dining Room

9'7" x 9'4" (2.92m x 2.84m)

An attractive dining room with a welcoming atmosphere provides a great space for family gatherings and entertaining. This room offers the flexibility to be utilised in a number of ways such as a fourth bedroom or a home office.

#### Shower Room

9'5" x 4'1" (2.86m x 1.24m)

The stylish downstairs shower room has a three piece white suite which includes a WC, wash hand basin with storage underneath, and a walk-in shower enclosure with wet wall surround.

## Landing

To the upper floor, the landing offers fantastic space for home working whilst benefitting from a storage cupboard and access into two bedrooms.

## Bedroom 1

17'6" x 9'10" (5.33m x 2.99m)

There's a generous sized main bedroom providing ample space for furnishings and benefitting from a dormer window allowing an abundance of natural light.

## Bedroom 2

10'0" x 9'11" (3.06m x 3.01m)

The second bedroom is another good sized, double bedroom. This room also benefits from plenty natural light and a dormer window.

## External

Accessed via the lane to the right hand side of the property is an enclosed gravel garden area, specifically designated to this property.

## Additional

Further benefits of this home include gas central heating and double glazing. On-street parking is available to the front and rear of the house.

## Map

□