

40 Brodie Place  
Elgin  
Moray  
IV30 4LP



**Fixed Price £105,000**

Located within close proximity to Elgin town centre and local amenities is this roomy 3 Bedroom Maisonette with its accommodation set across 2 floors.

### **Features**

3 Bedroom Maisonette

Close proximity to Elgin and local amenities

Accommodation set across 2 floors

Communal drying lines and garden area

Double Glazing

Gas Central Heating with a modern Worcester Gas boiler



Located within close proximity to Elgin town centre and local amenities is this roomy 3 Bedroom Maisonette with its accommodation set across 2 floors.

Accommodation comprises a Hallway, spacious Lounge and a Kitchen / Breakfast Room. The 1st floor comprises 3 Bedrooms and a Bathroom.

### 3 Bedroom Maisonette

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Gas Central Heating with a modern Worcester Gas boiler

Situated on the 1st floor, entrance to the property is via a communal door and hallway. A front entrance door with single glazed windows leads into the Hallway.

#### Hallway

Pendant light fitting

Double glazed window

Double radiator

A carpeted staircase with an under-stairs storage cupboard leads to the 1st floor landing

Laminate flooring

#### Lounge – 18'9" (5.71) x 11'9" (3.57)

A spacious room comprising a coved ceiling with ceiling light fitting

2 double glazed windows

Laminate flooring

#### Kitchen / Breakfast Room – 13'3" (4.03) x 10'9" (3.27)

Recessed ceiling lighting

Double glazed window

Single radiator

Wall mounted cupboards and fitted base units

Single sink with drainer unit and mixer tap

A free-standing gas cooker, washing machine, dishwasher and fridge/freezer are to remain

A fitted breakfast table

Vinyl flooring

## 1st Floor Accommodation

### Landing

Pendant light fitting and loft access hatch  
Built-in cupboard  
Fitted carpet

### Bedroom One – 11'9" (3.57) plus wardrobe space x 10'4" (3.15)

Pendant light fitting  
Double glazed window  
Single radiator  
Built-in wardrobe  
Laminate flooring

### Bedroom Two – 11'2" (3.40) plus wardrobe space x 9'10" (2.99) plus door recess

Pendant light fitting  
Double glazed window  
Single radiator  
Built-in wardrobe  
Laminate flooring

### Bedroom Three – 8'1" (2.46) x 8'8" (2.64)

Pendant light fitting  
Double glazed window  
Single radiator  
Fitted carpet

### Bathroom – 8'7" (2.61) x 6'5" (1.94) max

Ceiling light fitting  
Double glazed window  
Single radiator  
Bath with shower screen and mains shower  
Pedestal basin and W.C  
Vinyl flooring

### Communal Drying Lines

The property benefits from a communal drying line area

### Note 1

All light fittings, floor coverings & blinds are to remain. The kitchen white goods are also included as part of the sale.

# Energy Performance Rate

# Council Tax Band

Currently B

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







**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.