

01343 549944 info@gpc-elgin.co.uk

46 Maisondieu Road,

Elgin,

IV30 1RH









Offers Over £105,000

Located within walking distance to Elgin's High Street is this 2 Bedroom 1st Floor Flat which benefits from its Own Private Entrance Door and Rear Garden.

The owner has replaced and modernised the Kitchen, Shower Room, Internal Doors along with facings and skirtings.

Features

2 Bedroom 1st Floor Flat
Walking distance to Elgin High Street
Own Rear Garden
Gas Central Heating
Double Glazing

Located within walking distance to Elgin's High Street is this 2 Bedroom 1st Floor Flat which benefits from its Own Private Entrance Door and Rear Garden.

The owner has replaced and modernised the Kitchen, Shower Room, Internal Doors along with facings and skirtings.

Accommodation comprises a Hallway, a spacious Lounge, a modern Kitchen, 2 Double Bedrooms and a modern Shower Room

Entrance into the property is via a private entrance door, this leads into a carpeted entrance area with a carpeted staircase leading up to the Hallway.

Hallway
Ceiling light fitting
Double glazed window to the side
Single radiator
Built-in storage cupboard
Fitted carpet

Lounge – 14'3" (4.34) x 13'9" (4.18)
A spacious room comprising a coved ceiling with light fitting 2 double glazed windows to the front
Double radiator
Built-in storage cupboard
Fitted carpet

A door leads through to Bedroom Two.

'L' shaped Kitchen – 10' (3.05) max x 10'5" (3.17) max A modern kitchen comprising a strip light ceiling fitting Double glazed window to the front Loft access hatch Double radiator

A range of high gloss finish wall mounted cupboards and fitted base units 1 ½ style sink with drainer unit and mixer tap Integrated electric hob with double oven and a fridge/freezer Space to accommodate a washing machine A cupboard houses the Vaillant gas boiler Vinyl flooring

Bedroom One – 12'4" (3.76) plus cupboard space x 11'9" (3.57) max reducing to 10'1" (3.07) plus cupboard space
Pendant light fitting
Double glezed window to the reer

Double glazed window to the rear Double radiator 2 built-in storage cupboards Fitted carpet

Bedroom Two – 11'9" (3.57) x 9'4" (2.84) A double bedroom comprising a coved ceiling with pendant light fitting Double glazed window to the rear Double radiator Fitted carpet

Shower Room – 5'4" (1.62) x 4'8" (1.42)
Ceiling light fitting
Double glazed window to the side
Heated white towel rail
Shower cubicle with mains shower and wet wall finish within
Floating design wash basin and press flush W.C
Vinyl flooring

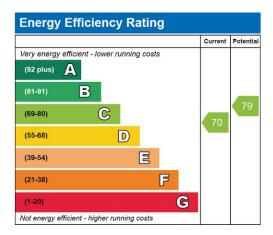
Garden

The property benefits from its own spacious rear garden Mostly laid to lawn with gravelled and paved areas There is a timber built shed to one side

Note 1

All light fittings, curtains & floor coverings are to remain.

Energy Performance Rate



Council Tax Band

Currently A





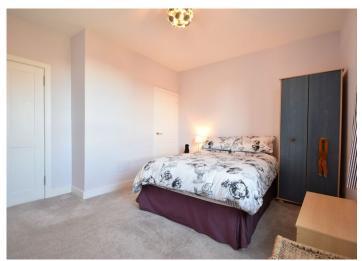


























Important Notice

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.