

4 Croft Road  
Elgin  
Morayshire  
IV30 6DR



**Offers Over £95,000**

Located in the New Elgin area is this roomy 3 Bedroom Ground Floor Flat which benefits from its Own Garden with Store Shed.

Accommodation comprises a Hallway, Lounge, Kitchen, 3 Bedrooms and a Shower Room.



## Features

3 Bedroom Ground Floor Flat

Own Rear Garden with Store Shed

Double Glazing

Gas Central Heating

### Communal Hallway Entrance

Entrance to the property is via a communal entrance door and hallway, there is an internal storage cupboard that belongs to the property which is located just at the rear communal exit door.

A uPVC private entrance door with double glazed window leads into Flat 4.

### Hallway

Ceiling light fitting

Single radiator

2 built-in storage cupboards

Fitted carpet

Lounge: 17'1" x 10'8" (5.2 x 3.25)

Pendant light fitting

Double glazed window to the front aspect

Double radiator

Fitted carpet

An open door with a glass panel leads into the Kitchen.

Kitchen: 10'8" maximum x 8'3" maximum (3.25 x 2.51)

Strip light ceiling fitting

Double glazed window to the rear aspect

Double radiator

Wall mounted gas boiler to one corner

Wall mounted cupboards & fitted base units with a single sink, drainer unit & mixer tap

Space to accommodate a tumble dryer, free standing electric cooker, washing machine & fridge freezer

Vinyl flooring

Bedroom 1: 9'11" x 10'11" plus wardrobe space & plus door recess (3.02 x 3.32)

Pendant light fitting

Double glazed window to the front aspect

Double radiator

Built-in double wardrobe with cupboard & drawer space

Fitted carpet

Bedroom 2: 10'8" plus wardrobe & door recess x 9'11" (3.25 x 3.02)

Pendant light fitting

Double glazed window to the rear aspect

Double radiator

Built-in double wardrobe with cupboard & drawer space

Fitted carpet

Bedroom 3: 12'5" maximum x 7' maximum (3.78 x 2.13)

Pendant light fitting

Double glazed window to the front aspect

Double radiator

Built-in double wardrobe

Fitted carpet

Shower Room: 7'9" maximum x 8'7" maximum in to shower cubicle recess (2.35 x 2.61)

Ceiling light fitting

Double glazed frosted window to the rear aspect

Single radiator

3 piece suite with a double shower cubicle enclosure with wet wall finish & electric Mira shower within

Wet wall finish to the walls

Vinyl flooring

Outside Accommodation

Garden

Enclosed Garden space with fenced boundaries

Block built shed

Partly gravelled with paving & a drying line

Decked seating area

Note 1

All floor coverings & light fittings are to remain.

# 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>		
(69-80) <b>C</b>	73	76
(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.