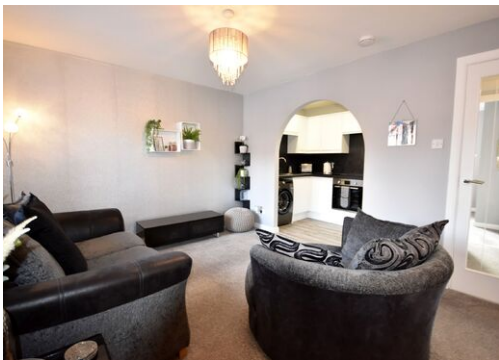


3 Eemins Place  
Bishopmill  
Elgin  
Morayshire  
IV30 4PA



**Offers Over £110,000**

1 Bedroom Ground Floor Flat situated in Bishopmill Area of Elgin with its Own Rear Garden

### Features

uPVC Double Glazing

Gas Central Heating

Modern Decoration throughout

Modern Internal Doors

Own Rear Garden

Allocated Parking Space to the Front

Visitors Parking

## **1 Bedroom Ground Floor Flat situated in Bishopmill Area of Elgin with its Own Rear Garden**

**Accommodation comprises a Vestibule, Lounge, Kitchen, Inner Hallway, Bedroom & Shower Room**

**Access to the Property is via a Front Entrance Door which leads into the Vestibule**

### **Vestibule**

Recessed ceiling light

Carpet mat

Glazed door into the Lounge

### **Lounge: 11'2" x 13'6" (3.4 x 4.11)**

Pendant light fitting

Double glazed window to the front aspect

Double radiator

Built-in storage cupboard with lighting & carpet within measuring 7'9" x 3'5"

Fitted carpet

A door leads into the Inner Hallway & an open archway leads into the Kitchen

### **Kitchen: 8'10" x 5'10" (2.69 x 1.77)**

Recessed ceiling lighting

Single radiator

Range of white wall mounted cupboards with fitted base units & matching splashbacks & a single sink with drainer unit & mixer tap

Integrated hob, electric oven, fridge freezer & slimline dishwasher

Space to accommodate a washing machine

Vinyl flooring

### **Inner Hallway**

Pendant light fitting

Single radiator

Built-in storage cupboard which houses the Gas Boiler

2nd built-in storage cupboard

Fitted Carpet

### **Bedroom: 12' maximum into recess x 9'9" (3.66 x 2.96)**

Pendant light fitting

Double glazed window to the rear aspect looking onto the Garden

Single radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

### **Shower Room: 9'9" maximum into recess x 5'4" maximum (2.96 x 1.62)**

uPVC ceiling with recessed ceiling light

Double glazed window to the rear aspect

Heated towel rail

3 piece suite with walk-in style shower cubicle with mains shower & wet wall finish within

Vinyl flooring

## Outside Accommodation

### Garden

Laid to lawn with a paved seating area

### Note 1

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

## Energy Performance Rate

## Council Tax Band

Currently

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>	76	78	
(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.