

13 Braco Place
Elgin
Morayshire
IV30 1PQ



Offers Over £130,000

Located within the sought after West End area of Elgin is this 2 Bedroom Ground Floor Flat which benefits from its own Front and Rear Garden areas.

The property could offer the potential to extend the accommodation at the rear and also to create off-street parking to the front (subject to planning permission)

Features

2 Bedroom Ground Floor Flat

West End area location

Walking distance to Dr. Grays Hospital and Elgin High Street

Front and Rear Gardens

DG & GCH

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Accommodation comprises a Private Entrance Door, Hallway, Lounge, 'L' shaped Kitchen / Diner, 2 Double Bedrooms and a Bathroom.

Entrance to the property is via a private side entrance door with single glazed frosted windows leading to:

Hallway

Ceiling light fitting

Single radiator

Built-in storage cupboard which houses the Vaillant gas boiler

Fitted carpet

Lounge – 14'6" (4.42) x 11'7" (3.52) plus door recess

Ceiling light fitting and 2 wall mounted light fittings

Double glazed window to the front looking onto the front garden area

Double radiator

Recessed alcove with lighting and cupboard space

Fitted carpet

A door leads to Bedroom 2

'L' Shaped Kitchen / Diner – 10'7" (3.22) max x 11'11" (3.62)

Recessed ceiling lighting

Double glazed window to the front looking onto the front garden area

Double glazed window to the side

Wall mounted cupboards and fitted base units

Single sink with drainer unit and mixer tap

Integrated gas hob with electric oven

Space to accommodate a fridge/freezer, washing machine and a small dining / breakfast table

Laminate flooring

Bedroom One – 11'11" (3.62) max x 11'9" (3.57) plus wardrobe space and recess

Coved ceiling with pendant light fitting

Double glazed window to the rear looking onto the garden

Single radiator

Built-in wardrobe and built-in shelved storage cupboard

Fitted carpet

Bedroom Two – 11'10" (3.60) x 9'11" (3.02)

Coved ceiling with pendant light fitting

Double glazed window to the rear looking onto the garden

Single radiator

Fitted carpet

Bathroom – 7'6" (2.28) x 5'1" (1.54)

Coved ceiling with light fitting

Double glazed frosted window to the side

Single radiator

Bath with mixer tap and hand shower fitting

W.C and pedestal wash basin

Vinyl flooring

Rear Garden

The property benefits from its own areas of rear garden, the initial area is directly to the back of the property, with a further section to the side

The property could offer the potential to extend the accommodation at the rear but this would be subject to planning permission and clients would need to make their own enquiries as to the possibility of this.

Front Garden

The property benefits from its own front garden area

The property could offer the potential to create some off-street parking at the front, but this would be subject to planning permission and clients would need to make their own enquiries as to the possibility of this.

Note 1

All light fittings, fitted blinds & floor coverings 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) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<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.