

22 Bezack Street,

Elgin,

IV30 6DP



Offers Over £80,000

Located within close proximity to Elgin local amenities is this spacious and recently decorated 2 Bedroom 1st Floor Flat. The property benefits from shared garden space and communal parking directly to the front of the property.

Features

2 Bedroom 1st Floor Flat

Recently redecorated internally

Front and Rear Garden areas

Double Glazing

Gas Central Heating

Communal Parking area to the front



Located within close proximity to Elgin local amenities is this spacious and recently decorated 2 Bedroom 1st Floor Flat. The property benefits from shared garden space and communal parking directly to the front of the property.

Accommodation comprises a Hallway with storage space, Lounge, Kitchen, 2 Bedrooms and a Bathroom.

A communal hallway and staircase leads up to the front entrance door of 22 Bezack Street.

Hallway

2 pendant light fittings
Single radiator
Recessed alcove with storage space and loft access hatch
2 built-in storage cupboards
Wood flooring

Lounge – 16'11" (5.16) x 11' (3.35) max

Pendant light fitting
Double glazed window to the front
Double radiator
Mock fireplace surround with electric fire
Wood flooring

Kitchen – 9'10" (2.99) x 8'9" (2.66)

Recessed ceiling lighting
Double glazed window to the rear
A range of fitted base units with integrated electric hob and oven
Single sink with drainer unit and mixer tap
Space to accommodate a fridge/freezer and washing machine
Vinyl flooring

Bedroom One – 11'10" (3.60) plus wardrobe space x 9'5" (2.86) plus door recess

Ceiling light fitting
Double glazed window to the front
Single radiator
Built-in wardrobe with overhead cupboard space and drawer space
Fitted carpet

Bedroom Two – 11'5" (3.47) x 9'3" (2.81) max

Pendant light fitting
Double glazed window to the rear
Single radiator
Recessed alcove with cupboard space
Fitted wardrobe with shelf space
Laminate flooring

Bathroom – 6'1" (1.84) x 6'4" (1.92) max

Ceiling light fitting
Double glazed frosted window to the rear
Single radiator

Bath with electric shower, shower curtain and rail
Recessed wash basin and W.C with a concealed cistern
Laminate flooring

Gardens

The property benefits from both front and rear garden areas.

Note 1

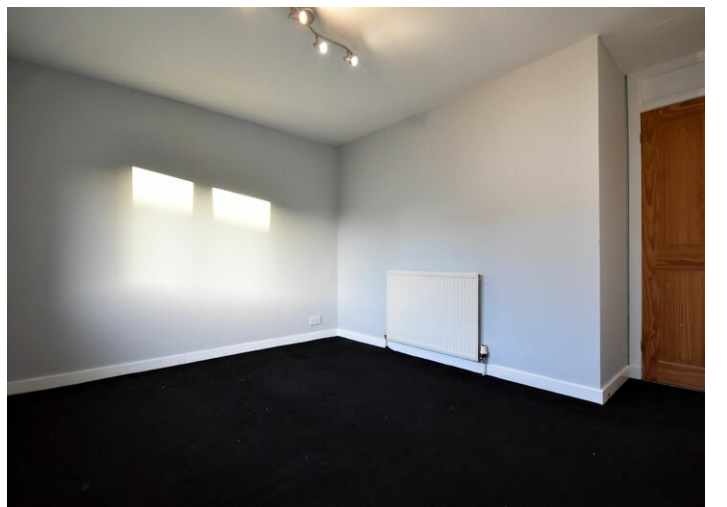
All light fittings and floor coverings are to remain.

Energy Performance Rate

Council Tax Band

Currently Band A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(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.