

4 Blackburn Court
Elgin
Morayshire
IV30 4AL



Offers Over £120,000

Located within close walking proximity to Elgin town centre is this 2 Bedroom Mid-Terrace House which benefits from Off-Street Parking.

Features

2 Bedroom Mid-Terrace House

Off-Street Parking

Enclosed Rear Garden with sheltered decked seating area and store shed

Double Glazing

Gas Central Heating



Located within close walking proximity to Elgin town centre is this 2 Bedroom Mid-Terrace House which benefits from Off-Street Parking.

Accommodation comprises a Hallway, Lounge, Kitchen / Diner, 2 Double Bedrooms and a Bathroom.

Entrance into the property is via a front door with double glazed frosted windows leading to:

Hallway

Recessed ceiling lighting
Double radiator
A carpeted staircase leads up to the 1st floor landing
2 built-in under stairs storage cupboards
Grey coloured laminate flooring

Lounge – 14'8" (4.47) x 10'9" (3.27)

Ceiling light fitting
Double glazed window to the front and rear aspects
Double radiator
Feature wall to one side
Grey coloured laminate flooring

Kitchen / Diner – 14'7" (4.44) x 8'3" (2.51)

2 ceiling light fittings
Double glazed window to the front and rear aspects
Double radiator
Wall mounted cupboards and fitted base units
Integrated gas hob with overhead extractor unit
Integrated microwave and electric oven
Space to accommodate a washing machine, dishwasher and fridge/freezer
1 ½ style sink with drainer unit and mixer tap
Space to accommodate a breakfast/dining table
Grey coloured laminate flooring

1st Floor Accommodation

Landing

Recessed ceiling lighting
Loft access hatch
Double glazed window to the rear
Fitted carpet

Bedroom One – 14'7" (4.44) x 10'9" (3.27) max reducing to 8'7" (2.61)

Pendant light fitting
Double glazed window to the rear
Double radiator
Built-in wardrobe
Laminate flooring

Bedroom Two – 10'1" (3.07) x 11'5" (3.47) plus cupboard space

Ceiling light fitting

Double glazed window to the front

Double radiator

Built-in walk-in design cupboard with lighting within and houses the gas boiler

Built-in shelved storage cupboard

Laminate flooring

Bathroom – 8'2" (2.49) max x 5'3" (1.59)

Recessed ceiling lighting

Double glazed frosted window to the rear

Single radiator

Vanity unit with recessed wash basin

Bath with mains shower, shower curtain and rail

W.C

Vinyl flooring

Rear Garden

An enclosed rear garden which features a canopied and sheltered decked seating area

The seating area also features retractable privacy blinds

Outside double power point

Store shed

Timber built shed to one corner and a rear access gate leads to a communal path at the rear

Off-Street Parking

A gated driveway entrance and driveway providing parking for 1 vehicle

Note 1

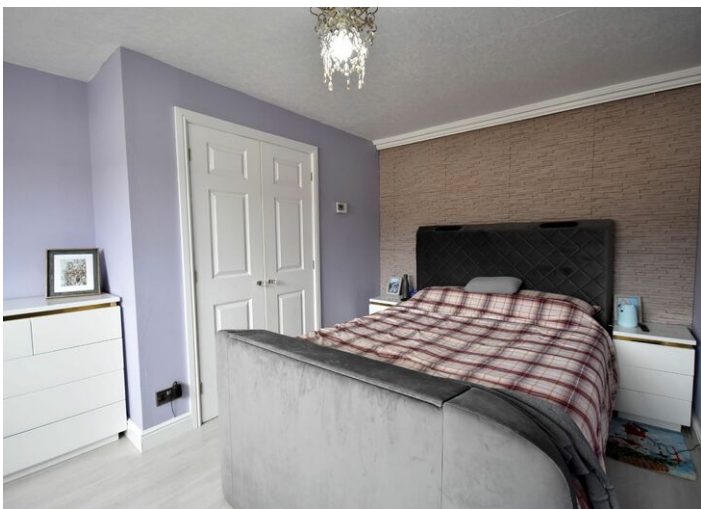
All light fittings, fitted blinds & floor coverings are to remain. The kitchen white goods can be available by separate negotiation.

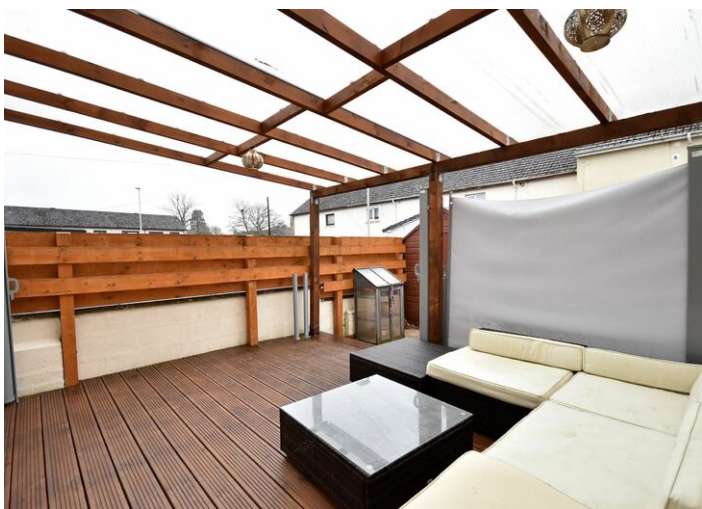
Energy Performance Rate

Council Tax Band

Currently A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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.