

01343 549944 info@gpc-elgin.co.uk

20 Lesmurdie Court Elgin Morayshire IV30 4JL







Offers Over £125,000

A spacious 2 Bedroom Ground Floor Flat which benefits from its Own Private Rear Garden and Allocated Parking Space.

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

Features

2 Bedroom Ground Floor Flat
Spacious Accommodation
Own Rear Garden
Allocated Parking Space
Gas Central Heating

A spacious 2 Bedroom Ground Floor Flat which benefits from its Own Private Rear Garden and Allocated Parking Space.

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

Entrance to the property is via a communal entrance door and hallway.

Hallway

Ceiling light fitting

Single radiator

Built-in storage cupboard by the entrance door and an additional and larger built-in storage cupboard is positioned further down the hallway

Fitted carpet

Lounge – 15'3" (4.64) x 12'7" (3.83)

A spacious room comprising a coved ceiling with pendant light fitting

2 double glazed windows to the rear

2 radiators

Laminate flooring

A double glazed rear entrance door leads out to the private rear garden

Kitchen / Diner – 17'2" (5.23) x 9'9" (2.96) reducing to 7'3" (2.20)

2 ceiling light fittings

Double glazed window to the front

Single radiator

Wall mounted cupboards and fitted base units

Integrated gas hob, oven with extractor unit

1 ½ style sink with drainer unit and mixer tap

Space to accommodate a fridge/freezer and washing machine

Built-in storage cupboard

Vinyl flooring

Bedroom One – 12'7" (3.83) x 11'9" (3.57) max

Pendant light fitting

Double glazed window to the rear

Single radiator

2 fitted double wardrobes with sliding mirrored doors and dressing table in between

Fitted carpet

Bedroom Two -13' (3.96) max into door recess x 9'9" (2.96) max

Pendant light fitting

Double glazed window to the front

Single radiator

Built-in single wardrobe

Fitted carpet

Bathroom – 7'1" (2.15) x 7' (2.13) max

Ceiling light fitting

Double glazed window to the front Single radiator Bath with shower screen and mains shower Pedestal wash basin with mixer tap and press flush W.C Vinyl flooring

Rear Garden

The property benefits from its own private rear garden which is partly paved and gravelled There is a timber-built storage shed

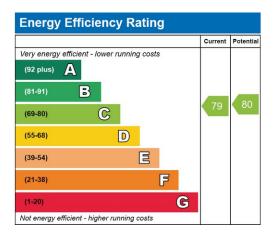
Parking

The property has its own allocated parking space which is visible from the property There is further communal parking for visitors

Note 1

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

Energy Performance Rate



Council Tax Band

Currently C





















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.