

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		





