

206a High Street
Elgin
Morayshire
IV30 1BA



Offers Over £85,000

Located in the heart of Elgin town centre is this 1 Bedroom Ground Floor Flat. The property is walking distance to the High Street and the variety of local amenities that the town has to offer.

Features

Double Glazing

Gas Central Heating

Central Location

Walking distance to Elgin's High Street amenities



Located in the heart of Elgin town centre is this 1 Bedroom Ground Floor Flat. The property is walking distance to the High Street and the variety of local amenities that the town has to offer.

Accommodation comprises a Hallway, Open Plan Design Lounge and Kitchen, a Double Bedroom and Shower Room.

Entrance to the Property is via part panelled uPVC door with double glazed frosted windows leading to:

Hallway

Pendant light fittings

Meter cupboard

Double radiator

Built-in storage cupboard which also houses the gas boiler and provides space and plumbing within for a washing machine

Fitted carpet

Open Plan design Lounge and Kitchen – 15'11" (4.85) max x 11'6" (3.50)

An open plan design lounge and kitchen area

Pendant light fitting and concealed up-lighting

Double glazed window to the front

Double radiator

Fitted carpet

An arched opening leads on to the Kitchen area.

Kitchen area

Strip light ceiling fitting

2 double glazed windows to the rear

Wall mounted cupboards and fitted base units

Single sink with drainer unit

Integrated electric hob and oven

Integrated fridge and freezer

Vinyl flooring

Bedroom – 16'10" into the window recess x 11' (3.35)

A spacious double bedroom

Pendant light fitting

Double glazed window to the front

Double radiator

2 recessed alcoves

Fitted carpet

Shower Room – 6'11" (2.10) x 5'8" (1.72)

Ceiling light fitting

Double glazed frosted window to the rear

Single radiator

Pedestal wash basin

Press flush W.C

Double shower enclosure with electric Mira shower and 'wet wall' finish within

Tiled flooring

Note 1

All fitted blinds, floor coverings and light fittings are to remain.

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		
(69-80) C		77
(55-68) D	68	
(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.