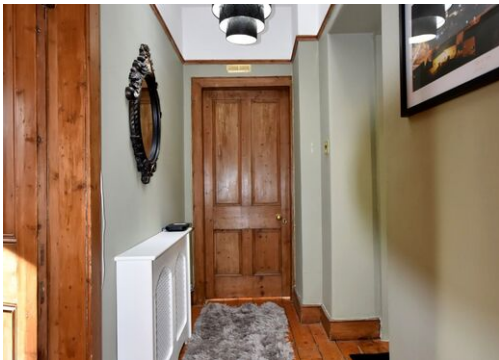
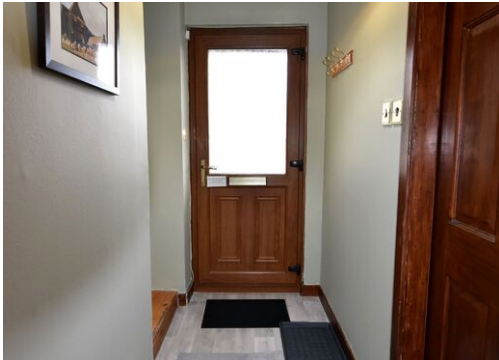


42 Hawthorn Road  
Elgin  
Morayshire  
IV30 1PG



**Fixed Price £145,000**

Located in the sought after West End area in Elgin is this Spacious 2 Bedroom Top Floor Flat with its Central Location is in close proximity to Dr Grays Hospital, West End Primary School and Elgin High Street. the Property benefits from its Own Private Entrance Door and Garden to the Rear.

## Features

2 Bedroom Top Floor Flat

Double Glazing

Gas Central Heating

Private Entrance Door and Garden

West End location

Walking distance to Dr. Grays Hospital and Elgin High Street

**Located in the sought after West End area in Elgin is this Spacious 2 Bedroom Top Floor Flat with its Central Location is in close proximity to Dr Grays Hospital, West End Primary School and Elgin High Street. the Property benefits from its Own Private Entrance Door and Garden to the Rear.**

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

**A Private Entrance Door to the Rear of the Property leads in to the Hallway**

**Hallway**

Pendant light fitting

Vinyl flooring

The Hallway continues with Pendant light fitting

Double glazed Velux window

Single radiator

Varnish floorboards

**Lounge: 14'8" plus window recess x 12' (4.47 x 3.66)**

Pendant light fitting

2 double glazed windows to the front aspect

Double radiator

Fireplace surround with an electric fire

Recessed alcove with cupboard space

Exposed varnished floorboards

**Kitchen/Diner: 10'2" x 11'5" (3.1 x 3.47)**

Recessed ceiling lighting

2 double glazed windows to the rear aspect

Single radiator

Range of black high gloss finish wall mounted cupboards & fitted base units with a butcher block style work surface & a single sink with drainer unit & mixer tap

Integrated electric hob, oven & overhead extractor hood

Space to accommodate a fridge freezer, washing machine & a tumble dryer

Space within the room to accommodate a dining table

Vinyl flooring

**Bedroom 1: 14'8" plus window recess x 12' (4.47 x 3.66)**

Pendant light fitting

2 double glazed windows to the front aspect

Double radiator

Built-in cupboard

Exposed varnished floorboards

**Bedroom 2: 9' x 10'3" (2.74 x 3.12)**

Pendant light fitting

Loft access hatch

Double glazed window to the front aspect

Single radiator

Exposed varnished floorboards

**Shower Room: 7'7" x 6'3" (2.3 x 1.89)**

Pendant light fitting

Double glazed window to the rear aspect

Single radiator

3 piece suite with a quadrant shower cubicle enclosure with wet wall finish & a mains shower within

Vinyl flooring

**Outside Accommodation**

**Garden**

Partly paved with the remainder laid to lawn

A gravelled pathway leads to the front of the Property

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>	67		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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.