

14 Ladyhill Wynd
Elgin
Morayshire
IV30 1DQ



Offers Over £85,000

Located within walking distance of Dr. Grays Hospital and Elgin's High Street is this 1 Bedroom 1st Floor Flat which benefits from its own Private Entrance Door.

Features

1 Bedroom 1st Floor Flat

Private Entrance Door

Recently redecorated internally

Communal Parking

uPVC Double Glazing

Gas Central Heating



Located within walking distance of Dr. Grays Hospital and Elgin's High Street is this 1 Bedroom 1st Floor Flat which benefits from its own Private Entrance Door.

Accommodation comprises an Entrance Porch, Hallway with 2 storage cupboards, Lounge, Kitchen, Bedroom and a Bathroom.

Entrance to the property is via a private front entrance door which leads into an Entrance Porch.

Entrance Porch

Ceiling light fitting
Meter cupboard
Storage cupboard
Fitted carpet

Hallway

Pendant light fitting
Loft access hatch
Single radiator
2 built-in storage cupboards
Laminate flooring

Lounge – 13'10" (4.21) x 10'5" (3.17) max

Ceiling light fitting
Double glazed window to the front with perfect fit blinds
Double radiator
Newly fitted carpet

Kitchen – 10'10" (3.30) x 7'10" (2.38)

Pendant light fitting
Double glazed window to the front
Single radiator
Wall mounted cupboards and fitted base units with roll top worksurfaces
Single sink with drainer unit and mixer tap
Space to accommodate a washing machine, fridge/freezer and electric cooker (these are to remain)
Wall mounted gas boiler
Tile effect flooring

Bedroom – 13'9" (4.18) x 8'10" (2.69) plus wardrobe space

Pendant light fitting
Double glazed window to the front with perfect fit blind
Double radiator
Built-in wardrobe
Fitted carpet

Bathroom – 7’10” (2.38) x 5’3” (1.59)

Ceiling light fitting

Double glazed window to the front

Single radiator

Bath with shower screen, electric shower and part tiled walls to the bath area

Pedestal wash basin and W.C

Vinyl flooring

Parking

There is a communal parking area near to the property

Note 1

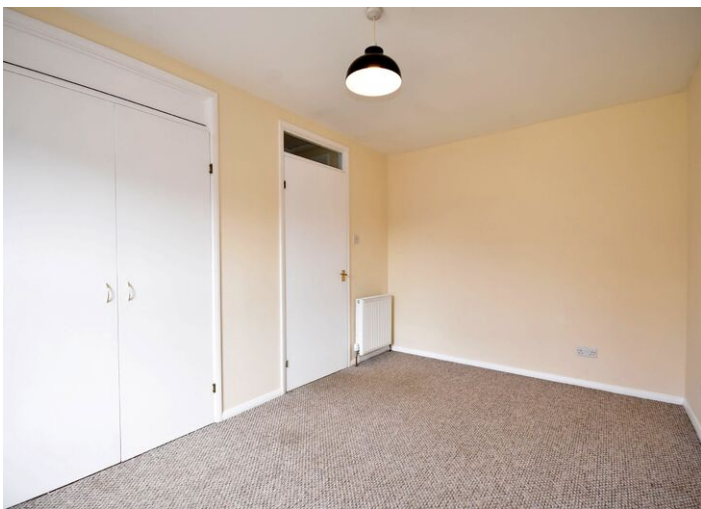
All light fittings, floor coverings, blinds and kitchen white goods are to remain.

Energy Performance Rate

Council Tax Band

Currently Band A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	75	76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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.