

37 Murray Street
New Elgin
Elgin
Morayshire
IV30 6DT



Offers Over £95,000

3 Bedroom Ground Floor Flat located in New Elgin which benefits from its Own Garden with Store Shed

Features

3 Bedroom Ground Floor Flat

Double Glazing

Gas Central Heating

Rear Garden with Block Built Shed



Accommodation comprises a Hallway, Lounge, Kitchen, 3 Bedrooms and a Shower Room.

Communal Hallway Entrance

Entrance to the property is via a communal entrance door and hallway, there is an internal storage cupboard that belongs to the property which is located just at the rear communal exit door.

A uPVC private entrance door with double glazed window leads into Flat 4.

Hallway

Ceiling light fitting

Single radiator

Built-in shelved storage cupboard

2nd Built-in walk-in style storage cupboard which houses the boiler & is fitted with shelving, lighting & carpet within

Fitted carpet

Lounge: 17'1" x 10'8" (5.2 x 3.25)

Pendant light fitting

Double glazed window to the front aspect

Double radiator

Brick fireplace feature which accommodates a gas stove affect fire

Newly fitted carpet

A door leads into the Kitchen

Kitchen: 11'3" maximum x 8'7" maximum (3.42 x 2.61)

Ceiling light fitting

Double glazed window to the rear aspect

Double radiator

Fitted base units with a single sink, drainer unit & mixer tap

Space to accommodate a gas cooker, washing machine & a fridge freezer

Vinyl flooring

Bedroom 1: 12'5" x 9'11" (3.78 x 3.02)

Pendant light fitting

Double glazed window to the rear aspect

Double radiator

Space to accommodate a free standing wardrobe with shelving

Fitted carpet

Bedroom 2: 12'6" x 9'11" (3.81 x 3.02)

Pendant light fitting

Double glazed window to the front aspect

Double radiator

Fitted carpet

Bedroom 3: 12'5" x 6'11" (3.78 x 2.1)

Ceiling light fitting

Double glazed window to the front aspect

Double radiator
Laminate flooring

Shower Room: 8' maximum x 5' (2.44 x 1.52)

Ceiling light fitting

Double glazed window to the rear aspect

Single radiator

3 piece suite with a double shower cubicle enclosure with wet wall finish & electric Mira shower within

Vinyl flooring

Outside Accommodation

Rear Garden

Laid to lawn with a concrete block built shed

Note 1

All floor coverings & light fittings are to remain.

Energy Performance Rate

Council Tax Band

Currently B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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.