

22 Market Drive,

Elgin,

IV30 6DG



Fixed Price £119,000

Benefiting from a cul-de-sac position is this 2 Bedroom Ground Floor Flat which has a Driveway and a Rear Garden.

Features

2 Bedroom Ground Floor Flat

Ideal Investment Property

Own Rear Garden

Driveway

Double Glazing

Gas central Heating



Benefiting from a cul-de-sac position is this 2 Bedroom Ground Floor Flat which has a Driveway and a Rear Garden.

Accommodation comprises an Entrance Vestibule, Lounge, Dining area, Kitchen, an Inner Hallway with storage cupboards, 2 Double Bedrooms and a Bathroom.

Entrance to the property is via a private double glazed front entrance door leading to:

Entrance Vestibule

Coved ceiling with a pendant light fitting

Fitted carpet

Lounge – 15'8" (4.77) x 10'10" (3.30) widens to 11'7" (3.52)

Coved ceiling with light fitting

Double glazed window to the front

Double radiator

Fitted carpet

Doors lead to both the Dining area and into the Inner Hallway

Dining Area – 11'5" (3.47) max x 9'8" (2.94) reduces to 5'11" (1.80)

Pendant light fitting and 2 wall mounted light fittings

Double radiator

Fitted cupboard storage space which also houses the Valliant gas boiler

A further built-in storage cupboard

Fitted carpet

An open arched doorway leads to the Kitchen

Kitchen – 9'5" (2.86) x 8'5" (2.56)

A strip light ceiling fitting

Double glazed window to the rear looking onto the garden

Fitted base unit with single sink, drainer unit and mixer tap

Space to accommodate a washing machine and an electric cooker

Vinyl flooring

A double glazed frosted rear entrance door leads out to the Garden

Inner Hallway

2 pendant light fittings

Single radiator

2 built-in storage cupboards

Fitted carpet

Bedroom One – 11'7" (3.52) plus wardrobe space x 8'2" (2.49)

Pendant light fitting

Double glazed window to the front

Single radiator

Fitted wardrobes

Fitted carpet

Bedroom Two – 9'9" (2.96) plus wardrobe space x 8'2" (2.49)

Pendant light fitting

Double glazed window to the rear

Single radiator

Built-in wardrobe with sliding doors

Fitted carpet

Bathroom – 9'5" (2.86) x 6'2" (1.87)

Ceiling light fitting

Double glazed frosted window to the rear

Single radiator

Bath with electric shower, shower curtain and rail

Pedestal wash basin and W.C

Vinyl flooring

Rear Garden – 63ft approx

A good sized rear garden commencing with a paved seating area

A pathway leads to the rear of the garden where there is a timber built shed

Mostly laid to lawn with a side entry gate leading to the driveway area

Driveway

The property benefits from a driveway that provides parking for 2 - 3 vehicles

Note 1

All light fittings & floor coverings are to remain.

Note 2

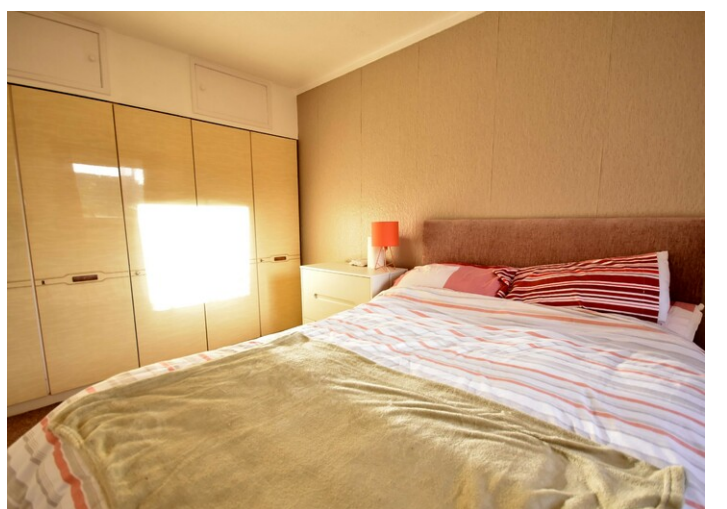
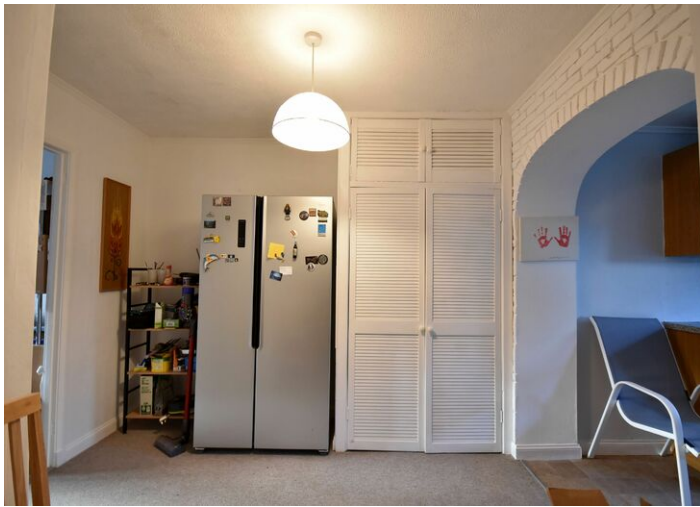
Please note that the property currently has a tenant in place on a Private Residential Tenancy. The property can be bought with the current tenant in place which is paying £550pcm. Any buyer that is wanting to buy the property and occupy for themselves, the owner will have to give the current tenant the required notice under the PRT tenancy.

Energy Performance Rate

Council Tax Band

Currently Band B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			76
(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.