

52 High Street, Elgin, IV30 1BU

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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

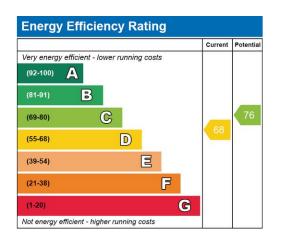
Driveway The property benefits from a driveway that provides parking for 2 - 3 vehicles

Note 1 All light fittings & floor coverings are to remain.

Energy Peformance Rate

Council Tax Band

Currently Band B



























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.