



**Harper
Macleod LLP**
Estate Agents & Solicitors



39 Kyd Drive, Elgin, IV30 4GN
Offers over £95,000

Modern first floor flat situated in a popular residential area of Elgin, The accommodation comprises entrance vestibule, hallway, lounge/diner, kitchen, bedroom and shower room. The property, which would make an ideal first time buy or investment, further benefits from double glazing, gas central heating and shared parking.

ENTRANCE VESTIBULE

4'5" x 4'1" (1.36m x 1.26m)

Ceiling light fitting; fitted carpet; built-in cupboard housing electric consumer units. coat hooks; door to hallway.

HALLWAY



Inset ceiling spotlights; hatch to the loft space; laminate flooring; spacious walk-in storage cupboard housing Worcester gas central heating boiler.

LOUNGE

15'0" x 11'10" (4.59m x 3.62m)



Window to rear; ceiling light fitting; laminate flooring.

SHOWER ROOM

7'1" x 6'2" (2.18m x 1.90m)



Internal room; ceiling light fitting; vinyl flooring; built-in shower cubicle with mains fed shower; WC and vanity mounted sink; wall mounted chrome heated towel radiator; extractor fan.

BEDROOM

10'3" x 9'10" (3.13m x 3.02m)



Window to rear; ceiling light fitting; fitted carpet; built-in double wardrobe.

KITCHEN

11'8" x 7'2" (3.58m x 2.20m)



Window to side; ceiling light fitting; vinyl flooring; modern fitted kitchen in white; slot-in gas cooker and hob; hood; integrated dishwasher; Hoover washing machine; free-standing Beko fridge freezer.

NOTES

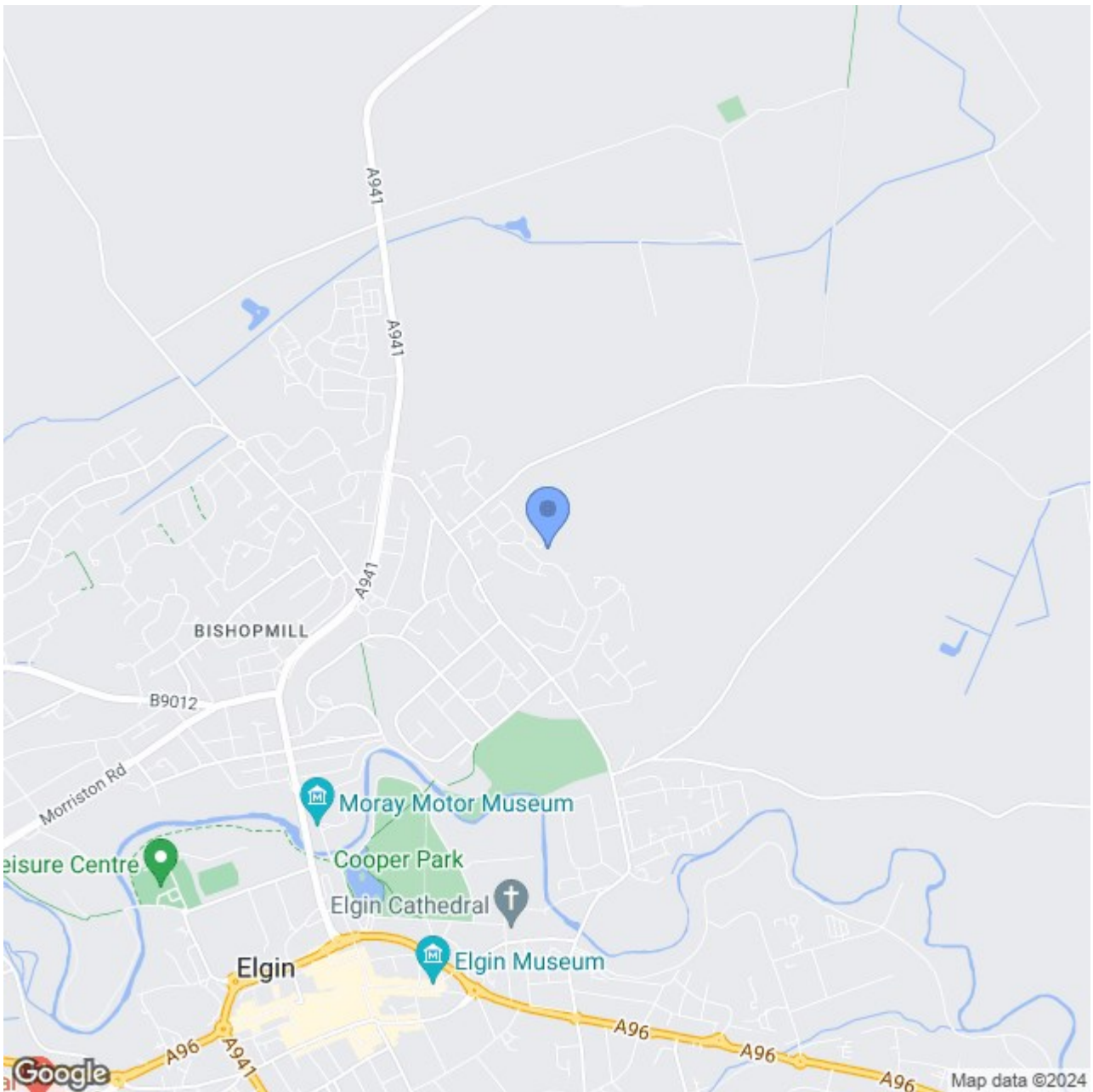
There is shared parking to the front of the property. The property is accessed via a communal entrance door with secure entry system.

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all blinds and curtains and the slot-in cooker, integrated dishwasher, washing machine and free-standing fridge freezer in the kitchen.

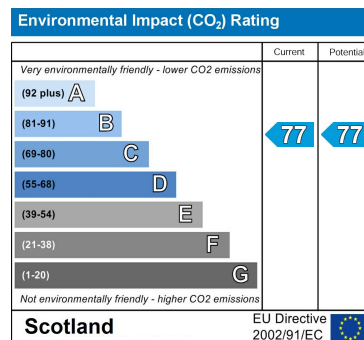
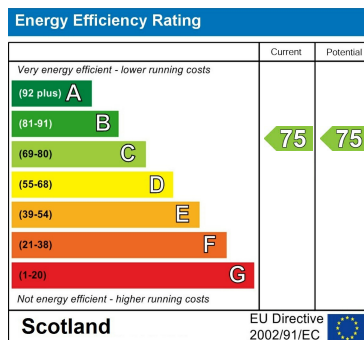
Council Tax Band: A

Viewings: Contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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