



**Harper
Macleod LLP**
Estate Agents & Solicitors



16 Robertson Drive, Elgin, IV30 6EU

Offers over £95,000

Modern ground floor flat situated in a popular area in Elgin within walking distance to local amenities. The accommodation comprises: entrance hallway; lounge, dining kitchen, two double bedrooms, bathroom and box room. The property, which would make an ideal first time buy or buy-to-let investment, further benefits from double glazing, gas central heating and shared garden area to the rear.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

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ENTRANCE HALLWAY



UPVC and glazed entrance door; two ceiling light fittings; wood effect flooring; built-in storage cupboard.

LOUNGE

14'7" x 11'3" (4.45m x 3.45m)



Window to front; ceiling light fitting wood effect flooring.

KITCHEN

10'5" x 9'10" (3.20m x 3.00m)



Window to front; four ceiling light fittings; wood effect flooring; modern fitted kitchen; built-in oven, hob and hood; integrated fridge; plumbing and space for washing machine; wall mounted gas central heating boiler; space for small dining table and chairs.

BEDROOM 1

10'7" x 10'7" (3.25m x 3.25m)



Window to rear; ceiling light fitting; two recesses providing wardrobe space.

BEDROOM 2

12'7" x 9'5" (3.85m x 2.88m)



Window to rear; ceiling light fitting; fitted carpet; recessed storage space.

BOX ROOM / STUDY



Internal room which could be used as a study; ceiling light fitting; wood effect flooring.

BATHROOM

7'5" x 5'8" (2.28m x 1.75m)



Window to front; ceiling light fitting; extractor fan; tile effect flooring; bath with mains shower over; WC; pedestal sink.

OUTSIDE



There is a shared area of lawn to the rear of the property; rotary clothes dryer; stone-built store. On-street parking is available to the front of the property.

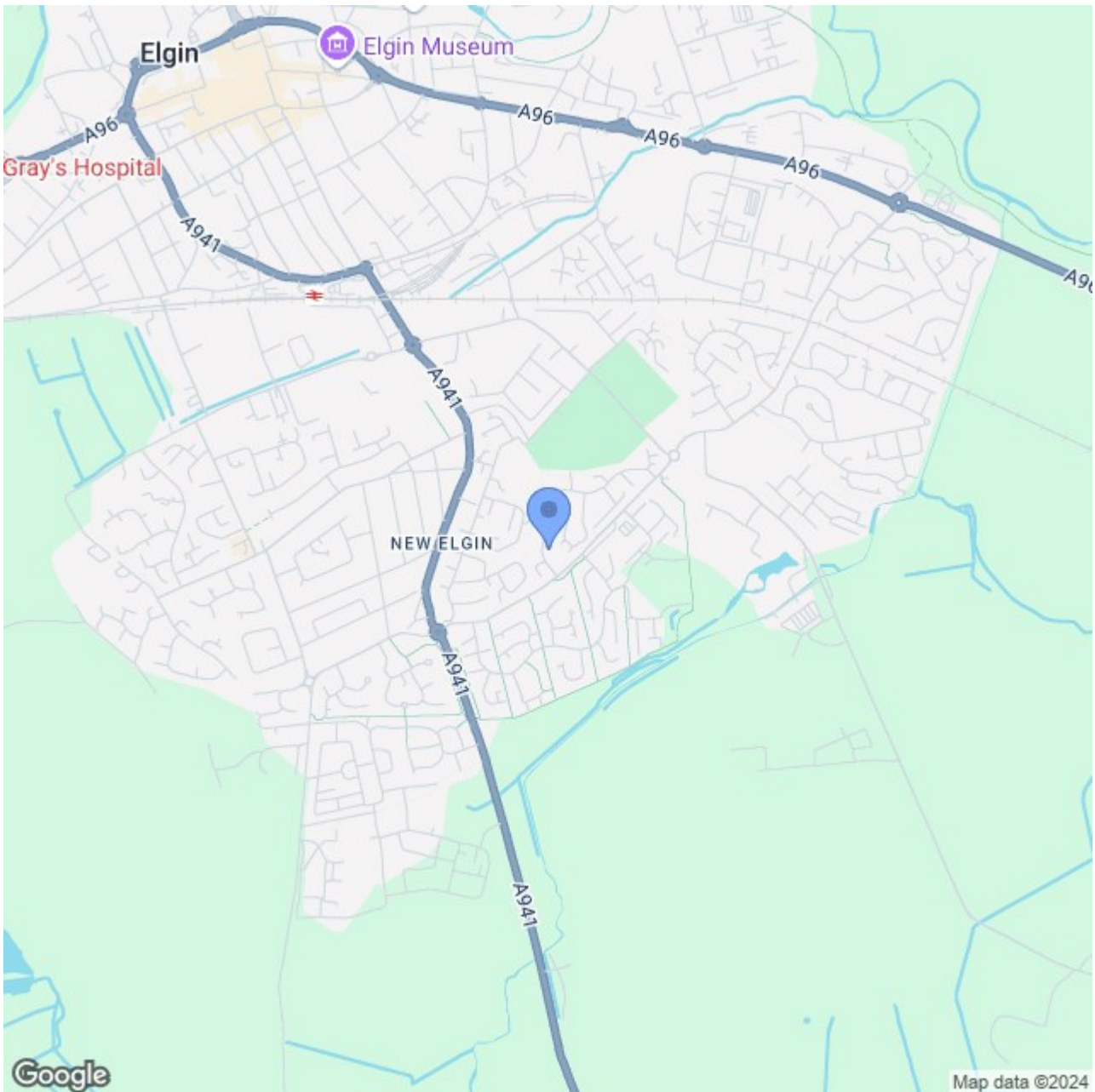
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all curtains and blinds, all light fittings, all bathroom fittings and the built-in oven, hob, hood and integrated fridge in the kitchen and the rotary clothes dryer in the garden.

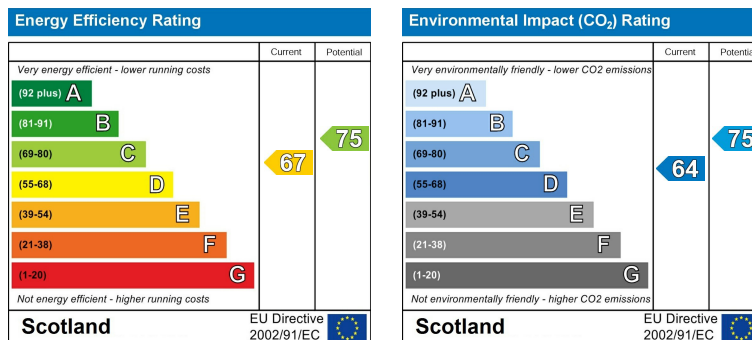
Council Tax Band: A

Viewings: Contact selling agent on 01343 555150

Area Map



Energy Efficiency Graph



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