



**Harper
Macleod LLP**
Estate Agents & Solicitors



191 Kingsmills, Elgin, IV30 4BT

Asking price £85,000

Two bedroom ground floor flat situated in a convenient location within walking distance of Elgin Town Centre.

The accommodation comprises entrance vestibule, hallway, lounge, kitchen, two double bedrooms and bathroom. The property, which would make an ideal investment or first time buy, further benefits from double glazing, gas central heating and gardens to the front and rear.

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ENTRANCE VESTIBULE
4'1" x 3'6" (1.25m x 1.08m)



Wooden external door; wood effect flooring; spacious built-in storage cupboard housing electric consumer units; door to hallway.

HALLWAY



Ceiling light fitting; wood effect flooring.

BATHROOM
8'5" x 5'3" (2.57m x 1.62m)



Window to side; ceiling light fitting; Xpelair fan; tile flooring; WC; pedestal sink; bath.

BEDROOM 1
12'4" x 10'10" (3.77m x 3.31m)



Window to rear; ceiling light fitting; wood effect flooring; built-in wardrobe.



KITCHEN

11'2" x 10'11" (at widest) (3.42m x 3.34m (at widest))



Window to front; ceiling light fitting; wood effect vinyl flooring; modern fitted kitchen in white; built-in oven with electric hob; hood; free standing fridge freezer; plumbed in washing machine; Worcester boiler.

LOUNGE

14'9" x 12'0" (4.51m x 3.66m)



Window to front; ceiling light fitting; fitted carpet; feature fireplace with gas fire (currently disconnected); built-in storage cupboard; door to bedroom 2.

BEDROOM 2

12'5" x 10'0" (3.81m x 3.06m)



Window to rear; ceiling light fitting; fitted carpet.

OUTSIDE

The garden to the front is laid to lawn with a path leading to the property. The rear garden is laid to a mix of paving and gravel; wooden shed; rotary clothes dryer.

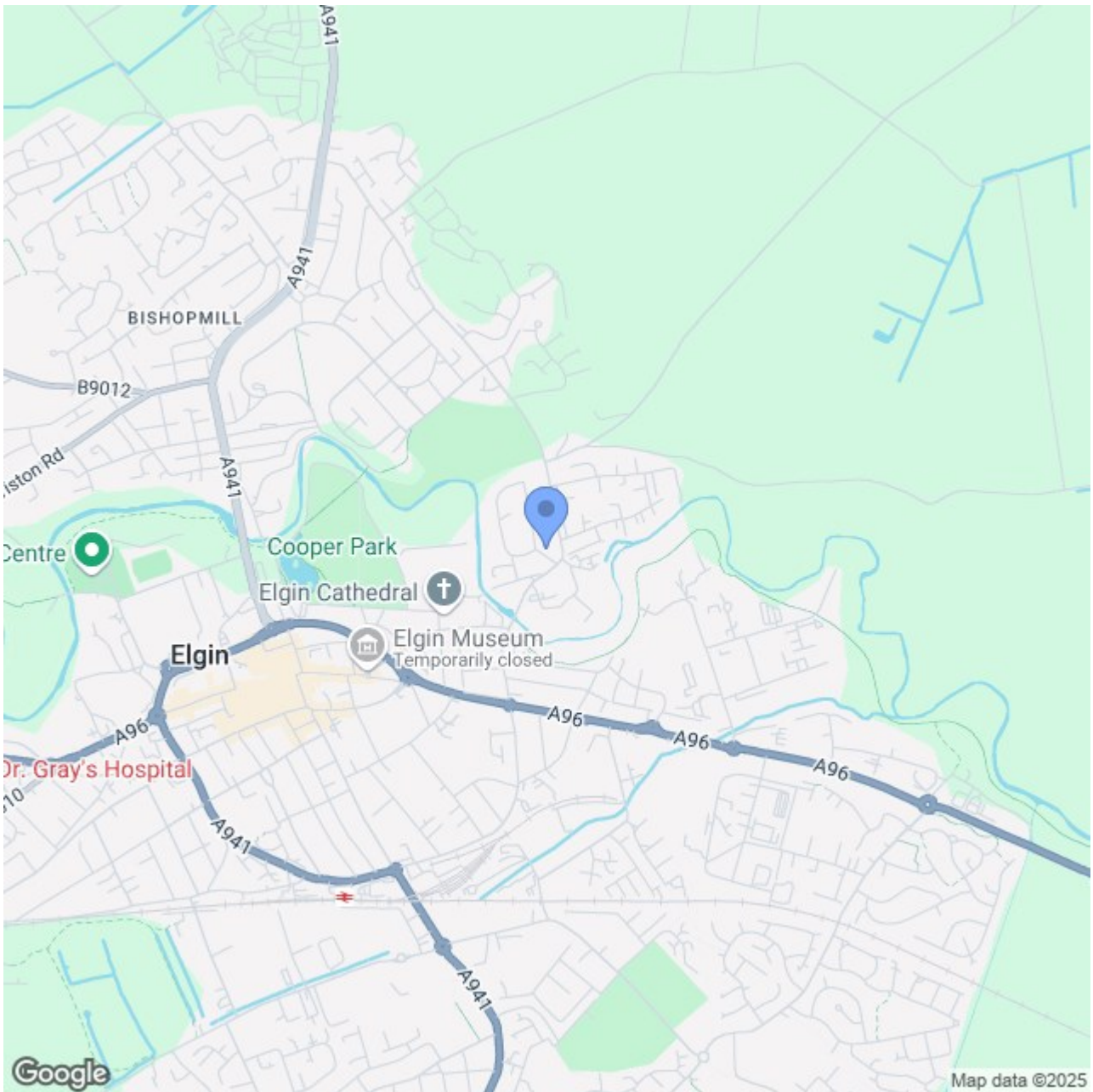
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all curtains and blinds, all bathroom fittings, the built-in oven, hob, hood, free-standing fridge freezer and washing machine in the kitchen, the sofa in bedroom 1 and the wooden shed and rotary clothes dryer in the garden.

Council Tax Band: A

Viewings: Contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland	EU Directive 2002/91/EC		

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