



**Harper
Macleod LLP**
Estate Agents & Solicitors



16 Waterside Street, Elgin, IV30 4LU

Offers over £75,000

Traditional ground floor flat situated in a convenient location of Elgin within short walking distance of the town centre and the Cooper Park. The accommodation comprises entrance hallway, lounge, kitchen, shower room and bedroom. The property further benefits from gas central heating and double glazing.

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

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ENTRANCE HALLWAY



uPVC and glazed entrance door; wood effect flooring; ceiling light fitting.

LOUNGE

14'1" x 10'0" (4.31m x 3.05m)



Window to front; shelved recess; wood effect flooring; inset ceiling spotlights; wall mounted TV bracket.

KITCHEN

10'5" x 8'3" (3.20m x 2.54m)



Window to front; fitted kitchen in light wood effect; four ring electric hob; single electric oven and hood; Logik washing machine; space for tumble dryer; tile effect flooring; ceiling light fitting.

SHOWER ROOM

10'7" x 5'2" (3.25m x 1.59m)



Window to rear; vanity mounted sink and WC; spacious shower enclosure with mains shower; wood effect flooring; inset ceiling spotlights.

BEDROOM

12'5" x 11'9" (3.81m x 3.59m)



Window to front; recess for wardrobe (no doors); cupboard housing the gas central heating boiler; shelved recess; carpet underlay; inset ceiling spotlights.

OUTSIDE



There is a small enclosed area to the rear of the property secured by a locked gate.

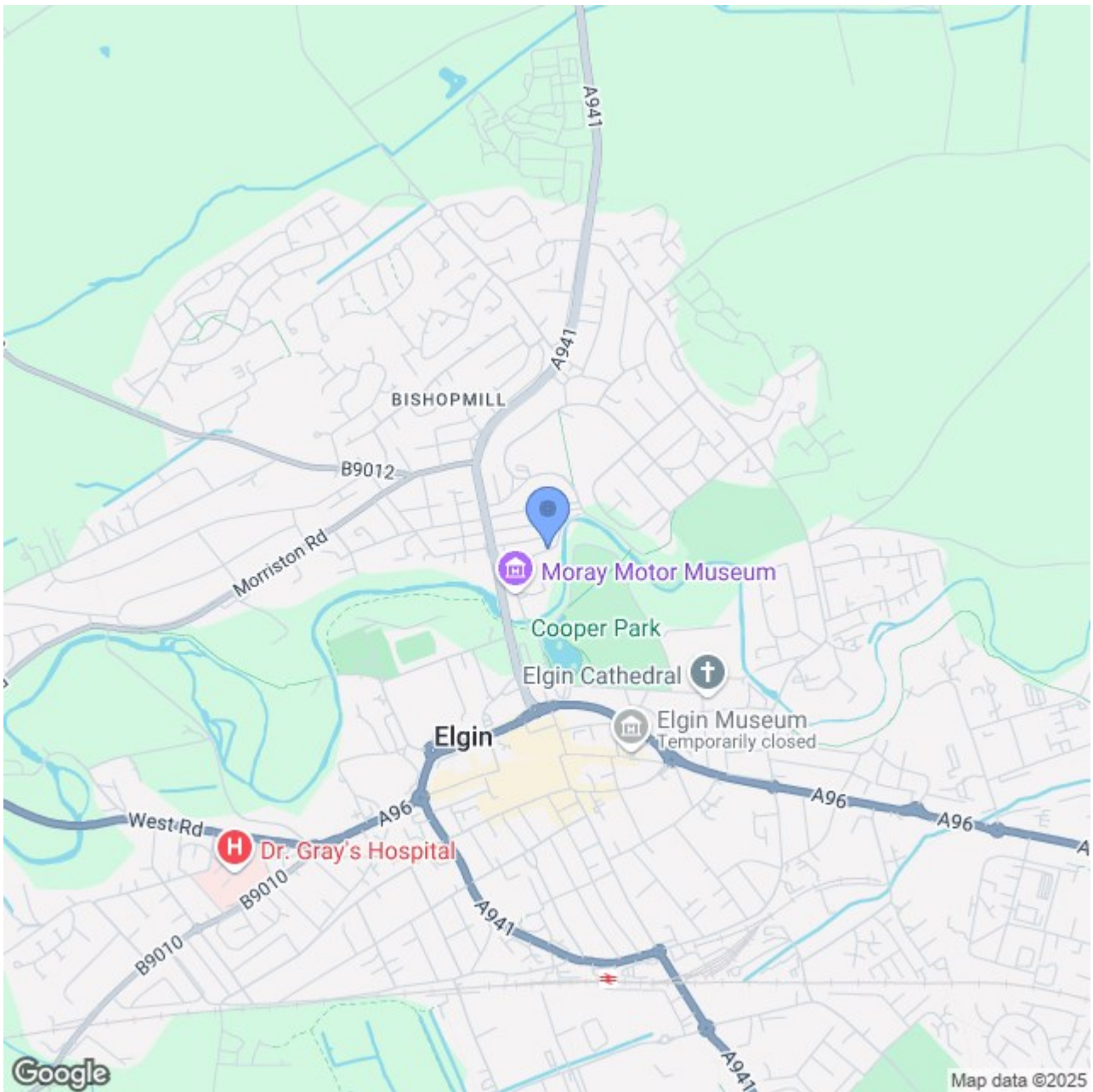
NOTES

Included in the asking price are all fitted floor coverings; all light fittings; all shower room fittings; the wall mounted TV bracket in the lounge and the built in oven, hob and hood and the Logik washing machine in the kitchen.

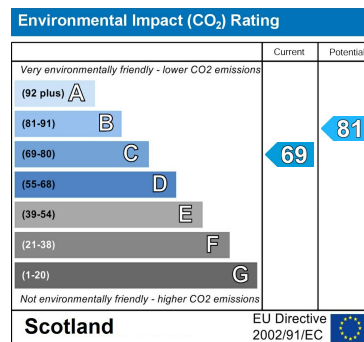
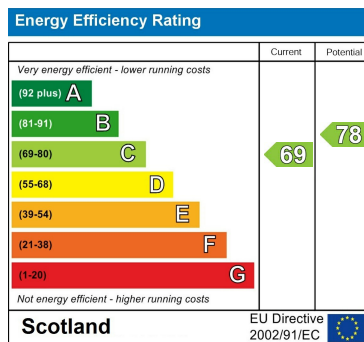
Council Tax Band: A

**VIEWING CONTACT SELLING AGENT ON 01343
555150**

Area Map



Energy Efficiency Graph



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