

23a South Guildry
Street,

Elgin,



Offers Over £135,000

Located within walking distance of Elgin High Street is this 3 Bedroom Flat which benefits from its Own Garage and Store Shed to the rear.

Features

3 Bedroom Flat with Private Entrance Door

Garage and Store Shed at the Rear

Double Glazing

Gas Central Heating with Worcester Gas Boiler

Located within walking distance of Elgin High Street is this 3 Bedroom Flat which benefits from its Own Garage and Store Shed to the rear.

Accommodation comprises a Private Entrance Door to the side, Hallway, Lounge, Kitchen, a Double Bedroom and a Bathroom. The top floor comprises 2 further Double Bedrooms.

EPC Rating - D

Entrance to the Property is via a side PVC part panelled door with double glazed frosted window. This leads into an entrance stairwell area with storage cupboard which leads up to the Hallway.

Hallway

2 pendant light fittings

A carpeted staircase leads up to the top floor bedrooms

Recessed storage area with cupboard storage space

Fitted carpet

Lounge – 15'11" (4.85) x 11'7" (3.52)

A coved ceiling with 2 pendant light fittings

2 double glazed windows to the front

Radiator

Gas fire

Fitted carpet

A door leads from the Lounge to Bedroom One.

Kitchen – 9'7" (2.91) max x 9'8" (2.94)

Ceiling light fitting

Double glazed window to the rear

Double radiator

Wall mounted cupboards and fitted base unit

Integrated gas hob, oven and overhead extractor unit

Space to accommodate a washing machine and fridge

Single sink with drainer unit and mixer tap

Carpet tiled flooring

Bedroom - 12'9" (3.88) max into window recess x 10'9" (3.27)

Pendant light fitting

Double glazed window to the front

Radiator

Fitted carpet

Bathroom – 10'5" (3.17) max x 5'9" (1.75) max

Ceiling light fitting

Double glazed frosted window to the rear

Single radiator

Bath with mains shower, shower curtain and rail and part tiled walls

Pedestal wash basin and W.C

Vinyl flooring

Top Floor Accommodation

Landing

Pendant light fitting
Double glazed skylight window to the rear
Built-in storage cupboard
Fitted carpet

Bedroom 2 – 13'1" (3.98) max into window recess and coombe x 11'1" (3.37)

Double glazed window to the front
Double radiator
Fitted carpet

Bedroom 3 – 13' (3.96) max into window recess and coombe x 9'9" (2.96)

Pendant light fitting
Double glazed window to the front
Double radiator
Fitted carpet

Garage and Store Shed

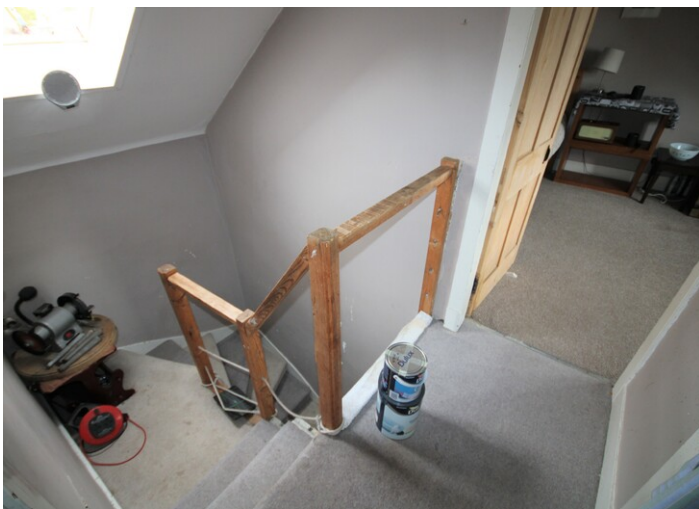
The property benefits from its Own Garage to the rear along with a separate storage shed.

Council Tax

Currently a Band - C

Note 1

All fitted blinds, floor coverings and light fittings are to remain.





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.