

49 Fleurs Road

Elgin

IV30 1TA



Fixed Price £155,000

Located within the sought after West End area of Elgin, is this 2 Bedroom 1st Floor Flat which benefits from a spacious floored Attic Space, has its Own Rear Garden and Garage.

Features

- 2 Bedroom 1st Floor Flat
- Spacious Floored Attic Space
- Own Rear Garden
- Garage
- Gas Central Heating
- Double Glazing



Located within the sought after West End area of Elgin, is this 2 Bedroom 1st Floor Flat which benefits from a spacious floored Attic Space, has its Own Rear Garden and Garage.

The property is positioned at the far end of Fleurs Road overlooking a spacious communal garden area.

Accommodation comprises a Private Entrance Door, Hallway, Lounge which features an open fire, Kitchen, 2 Double Bedrooms and a modern Shower Room.

Entrance to the property is via a private entrance door which leads into an entrance hallway area with a carpeted staircase, this leads up to the landing:

Landing

Pendant light fitting

Double glazed window to the side

Built-in double cupboard with shelf and hanging space within

Fitted carpet

A door leads through into the hallway

Hallway

Pendant light fitting

Loft access hatch with ladder, this leads up to a spacious floored attic space

Single radiator

Built-in storage cupboard housing the electric fuseboard

Fitted carpet

Lounge – 17'11" (5.46) x 11' (3.35)

Coved ceiling with ceiling light fitting

Double glazed window to the front

Double radiator

A working open fireplace

Fitted carpet

Kitchen – 12' (3.66) x 7'10" (2.38) max widening to 8'8" (2.64) max

Ceiling light fitting

Double glazed window to the rear

Single radiator

Wall mounted cupboards and fitted base units

Integrated electric hob, electric oven, microwave and fridge/freezer

Single sink with drainer unit and mixer tap

Space to accommodate a washing machine (to remain)

Built-in storage cupboard

Laminate flooring

Bedroom One – 11'2" (3.40) plus wardrobe space and door recess x 11'1" (3.37)

Pendant light fitting

Double glazed window to the rear

Single radiator

Spacious fitted wardrobe with sliding mirrored doors
 Fitted carpet

Bedroom Two – 10’11” (3.32) x plus wardrobe space and door recess x 9’8” (2.94) plus cupboard space
 Pendant light fitting
 Double glazed window to the front
 Single radiator
 2 built-in storage cupboards and a built-in wardrobe
 Fitted carpet

Shower Room – 8’3” (2.51) max x 4’8” (1.42) max
 Recessed ceiling lighting
 Double glazed frosted window to the rear
 Heated white towel rail
 Fitted vanity unit with recessed wash basin and mirror with lighting
 Quadrant shower cubicle with mains twin head shower and wet wall finish within
 Press flush W.C with a concealed cistern
 Half height wet wall finish to the walls
 Wood effect flooring

Floored Attic Space – 15’2” (4.62) max 17’3” (5.26) + 15’2” (4.62) x 7’5” (2.25)
 A roomy attic space divided into two parts
 A cupboard housing the gas boiler
 Fitted with a double glazed window to the side, lighting and power

Garden
 The property benefits from its own rear garden which is laid to lawn and features a timber-built summer house with decked seating area

Garage
 The garage is located very near to the garden and is fitted with power and lighting
 A rear entrance door with an up and over door to the front
 The garage benefited from a newly fitted roof with timbers and is insulated

Note 1
 All light fittings, curtains, fitted blinds, floor coverings and washing machine are to remain.

Note 2
 There is a communal grounds maintenance fee payable to the Moray Council of £74.55 per annum to maintain the communal garden areas.

Energy Performance Rate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

Council Tax Band

Currently C







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.