

01343 549944 info@gpc-elgin.co.uk

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 wit 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 to 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

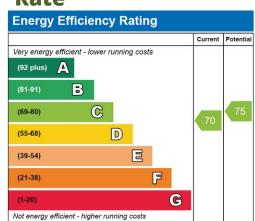
Note 1

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



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.