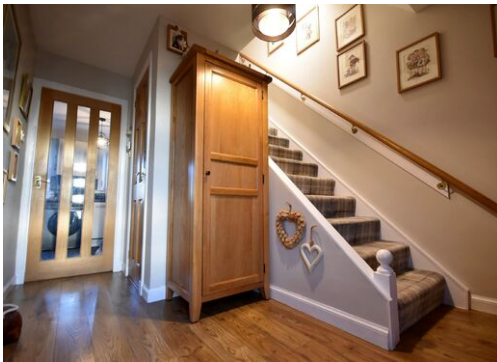


7 Mannoich Court,

Elgin,

IV30 6YT



Offers Over £145,000

Located within close proximity to Elgin's local amenities is this 2 Bedroom End-Terrace House. The property is very well presented by the current owner and benefits from Off-Street Parking to the front.

Features

2 Bedroom End-Terrace House

Off-Street Parking to the front

Rear Garden

Double Glazing

Gas Central Heating

Located within close proximity to Elgin's local amenities is this 2 Bedroom End-Terrace House. The property is very well presented by the current owner and benefits from Off-Street Parking to the front.

Accommodation comprises a Hallway, Ground Floor Cloakroom, Lounge/Diner and a Kitchen. The 1st Floor comprises a Landing, 2 Double Bedrooms and a Bathroom with a separate Shower cubicle.

Hallway

Ceiling light fitting

A staircase with a tartan design carpet leads to the 1st floor landing

A modern contemporary styled radiator

Laminate flooring

Doors lead to the Ground Floor W.C and into the Kitchen

Ground Floor W.C

Ceiling light fitting

Wash hand basin with mixer tap

Press flush W.C

Vinyl flooring

Lounge / Diner – 21'8" (6.60) overall measurement x 8' (2.44) widening to 10'9" (3.27)

Coved ceiling with 2 ceiling light fittings

Double glazed window to the front

2 contemporary styled radiators

Space to accommodate a dining table at one end of the room

Laminate flooring

Double glazed double doors to the rear lead out to the Garden

Kitchen – 11'1" (3.37) x 9'9" (2.96) plus a recess

Ceiling light fitting

Double glazed window to the rear

A range of white wall mounted cupboards and fitted base units with matching splashbacks

Integrated Bosch induction electric hob with overhead extractor unit

Integrated electric oven, combination microwave and dishwasher

Recessed space to accommodate a fridge/freezer

Space to accommodate a washing machine

1 ½ style sink

Vinyl flooring

A rear entrance door leads out to the garden

The kitchen then continues directly into the Lounge/Diner.

1st Floor Accommodation

Landing

Ceiling light fitting

Loft access hatch with loft ladder, this leads to a partially floored loft with power

Built-in storage cupboard

Tartan design fitted carpet

Bedroom One – 16'5" (5.00) plus wardrobe space x 9'2" (2.79) plus wardrobe space

A spacious bedroom comprising a coved ceiling with pendant light fitting
Double glazed window to the front
Contemporary styled radiator
Built-in mirrored wardrobe
Built-in single wardrobe
Fitted carpet

Bedroom Two – 10'2" (3.10) plus wardrobe space x 9'11" (3.02) plus cupboard space

Coved ceiling with a pendant light fitting
Double glazed window to the rear
Contemporary styled radiator
Built-in mirrored wardrobe
Built-in storage cupboard which also houses the gas Worcester boiler
Fitted carpet

Bathroom – 9'2" (2.79) into cubicle recess max x 6'5" (1.94) max

Recessed ceiling lighting
Double glazed frosted window to the rear
Heated chrome styled towel rail
Fitted bath with mixer tap and hand shower fitting
Fitted vanity unit with recessed wash basin and press flush W.C
Separate shower cubicle with mains shower
Wet wall finish to the walls
Vinyl flooring

Garden

The garden commences with a paved seating area with balustrade
Outside garden tap
The garden continues with a short flight of steps leading to the bottom section of garden
This features artificial grass with a storage shed fitted with power
A rear entrance gate gives access to a communal pathway area

Off-Street Parking

The property benefits from a gated driveway providing off-street parking to the front

Note 1

All floor coverings and fitted blinds are to remain.

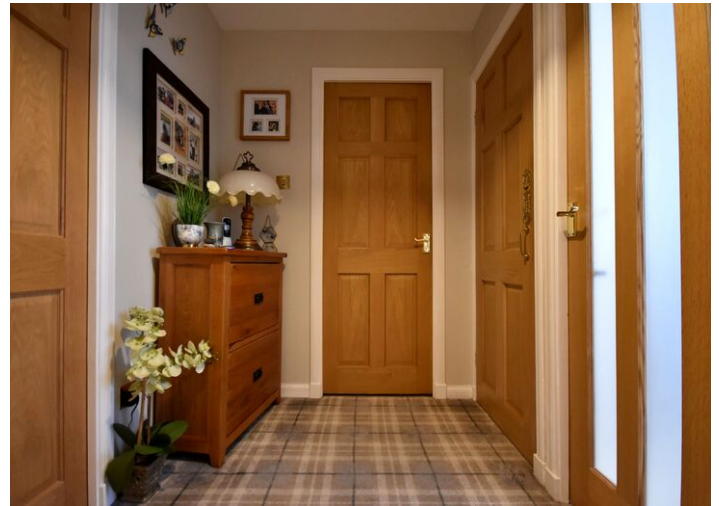
Energy Performance Rate

Council Tax Band

Currently B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		









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.