

49 Hebenton Road,

Elgin,

IV30 4ER



Fixed Price £120,000

Located within the popular Bishopmill area in Elgin is this spacious 2 Bedroom 1st Floor Flat which benefits from a private entrance door.

Features

2 Bedroom 1st Floor Flat

Ideal Investment Property

Private Entrance Door

Inter-Linked Smoke Alarms and Heat Sensor

Allocated and Visitor Parking

Double Glazing

Gas Central Heating

Located within the popular Bishopmill area in Elgin is this spacious 2 Bedroom 1st Floor Flat which benefits from a private entrance door.

Accommodation comprises a Hallway, Lounge / Diner, Kitchen, 2 Double Bedrooms and a Bathroom.

A private entrance door leads into an entrance hallway area with a carpeted staircase, this leads up to a small landing area with a double-glazed window to the side. A frosted glazed door leads into the Hallway.

Hallway

Ceiling light fitting
Loft access hatch
Double glazed window to the side
Built-in double storage cupboard
Single radiator
Fitted carpet

Lounge – 16'1" (4.90) plus door recess x 12'5" (3.78)

A spacious room comprising a coved ceiling with pendant light fitting
Double glazed window to the front
Double radiator
Mock fireplace surround with electric fire
Fitted carpet

Kitchen – 8'11" (2.72) plus door recess x 7'10" (2.38)

Strip light ceiling fitting
Double glazed window to the rear
Single radiator
Wall mounted cupboards and fitted base units
Integrated gas hob with electric oven
Single sink with drainer unit and mixer tap
Space to accommodate a washing machine and fridge
Worcester gas boiler to one corner
Tile effect flooring

Bedroom One – 9'10" (2.99) plus wardrobe space x 9'10" (2.99) plus door recess

Pendant light fitting
Double glazed window to the rear
Single radiator
Built-in triple mirrored wardrobe
Fitted carpet

Bedroom Two – 10'11" (3.32) plus wardrobe space and door recess x 9'1" (2.76)

Pendant light fitting
Double glazed window to the front
Single radiator
Built-in double wardrobe
Fitted carpet

Bathroom – 6’2” (1.87) x 7’2” (2.18) max

Ceiling light fitting

Double glazed frosted window to the rear

Heated chrome style towel rail

Vanity unit with recessed wash basin and mixer tap and press flush W.C

Bath with shower screen and mains shower

Vinyl flooring

Note 1

All light fittings, curtains (apart from the Lounge Curtains) , fitted blinds & floor coverings are to remain.

Energy Performance Rate

Council Tax Band

Currently C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(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.