

89 South Street
Elgin
Morayshire
IV30 1JW



Offers Over £85,000

Located in the heart of Elgin, and walking distance to the high street and local amenities is this 1 Bedroom Ground Floor Flat.

Features

1 Bedroom Ground Floor Flat

Walking distance to Elgin High Street

Newly fitted carpets to the Hallway and Lounge

Double Glazing

Electric Central Heating

Located in the heart of Elgin, and walking distance to the high street and local amenities is this 1 Bedroom Ground Floor Flat.

Accommodation comprises a Hallway, Lounge, Kitchen, a Double Bedroom and a Shower Room. Further benefits include Electric Central Heating, an External Store Cupboard and a Communal Drying area.

Entrance to the property is via a communal entrance door and hallway. An entrance door with single glazed window then gives access into the property.

Hallway

Pendant light fitting

Single radiator

Walk-in storage cupboard measuring 7'4" (2.23) x 2'9" (0.83) which houses the cold and hot water tank

2 further built-in storage cupboards, one of which houses the electric Heatstore central heating pump

Recently fitted carpet

Lounge – 15'8" (4.77) max x 12'2" (3.71)

Ceiling light fitting

Double glazed window to the front

Double radiator

Recently fitted carpet

Kitchen – 9'2" (2.79) x 7'4" (2.23)

Pendant light fitting

Double glazed window to the rear

Wall mounted cupboards and fitted base units

Integrated electric hob and electric oven

Space to accommodate a fridge/freezer and washing machine (to remain)

Single sink with drainer unit and mixer tap

Tiled flooring

Bedroom – 10'9" (3.27) x 9'3" (2.81) plus wardrobe space and door recess

Ceiling light fitting

Double glazed window to the front

Double radiator

Built-in wardrobe with sliding doors

Fitted carpet

Shower Room – 6'4" (1.92) max x 7'3" (2.20) max

Pendant light fitting

Double glazed frosted window

Heated white towel rail

Shower cubicle with electric shower and wet wall finish within

Vanity unit with a recessed wash basin

Press flush W.C

Wet wall finish to the walls

Tiled flooring

External Store Cupboard

There is a store cupboard positioned beside the front entrance door within the communal hallway.

Communal Drying Area

There is a communal drying area space (currently no drying line in place)

Parking

Permit Parking with the Moray Council is available very near to the property, clients would need to make their own enquiries on the availability and cost of this.

Note 1

All light fittings, fitted blinds, floor coverings, washing machine and fridge/freezer are to remain.

Energy Performance Rate

Council Tax Band

Currently Band A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	45	
(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.