

16 Ernest Hamilton Court
Elgin
IV30 4GH



Offers Over £130,000

Located within the Bishopmill area of Elgin is this 2 Bedroom Terraced House



Features

Double Glazing

Gas Central Heating

Front and Rear Enclosed Gardens

Communal Parking

Accommodation comprises a Hallway, Lounge, Kitchen / Breakfast Room, 2 Double Bedrooms and a Shower Room. Further benefits includes enclosed Front and Rear Gardens and Communal Parking.

A canopied entrance with a front entrance door with double glazed windows leads into the hallway.

Hallway

Recessed ceiling lighting with interlinked smoke alarm

Single radiator

A carpeted staircase leads to the 1st floor landing with an under stairs storage cupboard

A spacious built-in double storage cupboard

Wood effect flooring

Doors lead to the Lounge and Kitchen/Breakfast Room

'L' shaped Lounge – 15'10" (4.82) max x 13'8" (4.16)

A coved ceiling with recessed ceiling lighting

Interlinked smoke alarm

Double doors with double glazed windows to the rear, which lead out to the garden

2 single radiators

Wood effect flooring

Kitchen / Breakfast Room – 11'3" (3.42) max x 9'2" (2.79)

Coved ceiling with ceiling light fitting

Interlinked heat detector

Double glazed window

Single radiator

Wall mounted cupboards and fitted base units

1 ½ style sink with drainer unit and mixer tap

Space to accommodate a fridge/freezer, gas cooker, washing machine and dishwasher (these items are to remain)

Tiled flooring

1st Floor Accommodation

Landing

Recessed ceiling lighting

Loft access hatch

Interlinked smoke alarm

Co2 alarm

Built-in storage cupboard housing the Worcester Gas Boiler

Fitted carpet

Bedroom One – 13'7" (4.13) plus wardrobe space x 9'5" (2.86)

Fanlight ceiling fitting

Double glazed window

Single radiator

Built-in double wardrobe

Fitted carpet

Bedroom Two – 12'11" (3.94) plus wardrobe space x 9' (2.74) max reducing to 8'1" (2.46)

Ceiling fitting

Double glazed window

Single radiator

Built-in double wardrobe

Fitted carpet

Bathroom – 7'4" (2.23) max x 6'5" (1.94) max

Ceiling light fitting

Double glazed frosted window

Heated towel rail

Bath with folding shower screen and electric shower

Pedestal wash basin and press flush W.C

Electric shaver point

Tiled walls and tiled flooring

Front and Rear Gardens

The property benefits from both enclosed front and rear gardens

Parking

There is communal parking directly outside of the property

Notes 1 – Light fittings, floor coverings and white goods in the kitchen are to remain.

Energy Performance Rate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			88
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Council Tax Band

Currently B





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.