

52 High Street, Elgin, IV30 1BU

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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

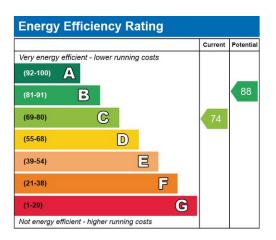
Bathroom – 7'4" (2.23) max x 6'5" (1.94) max Ceiling light fitting Double glazed frosted window Heated towel rail Bath with folding shower screen and electric shower Pedestal wash basin and press flush W.C Electric shaver point Tiled walls and tiled flooring

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



# **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.