

42 Jasmine Drive,

Elgin,

IV30 8BQ



Fixed Price £145,000

Modern 2 Bedroom Ground Floor Apartment located just a short walk away from Elgin's Moray Leisure Centre. The property benefits from an Allocated Parking Space and a metal Cycle Storage Shed.

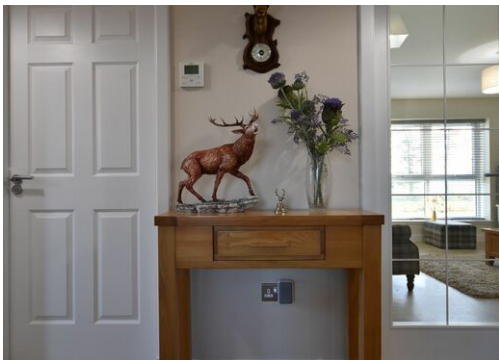
Features

Open outlook to the front

Allocated Parking Space

Double Glazing

Hybrid Gas Central Heating / Air Source System



Accommodation comprises a Private Entrance Door, Hallway with walk-in storage cupboard, an Open Plan Design Lounge Kitchen, 2 Bedrooms and a Bathroom.

Entrance to the Property is via a private Entrance Door leading to:

Hallway

2 pendant light fittings

Mains smoke alarm

Single radiator

A walk-in storage cupboard measuring 6'11" (2.10) x 4'2" (1.27)

Vinyl flooring

Lounge – 14'1" (4.29) max x 12'7" (3.83) max x

An open plan design room to the Kitchen

The lounge comprises a pendant light fitting

Mains smoke alarm

Double glazed window to the front offering views towards the neighbouring farmland

Double radiator

Vinyl flooring

Kitchen – 11'3" (3.42) x 10'5" (3.17) max

Pendant light fitting

Mains heat sensor

Double glazed window to the front

Double radiator

Wall mounted cupboards with under-unit lighting and fitted base units

1 ½ style sink with drainer unit and mixer tap

Integrated appliances include an electric hob and oven, microwave, washer/dryer, dishwasher and a fridge/freezer

Space to accommodate a dining table/breakfast table

Vinyl flooring

Bedroom One – 10'6" (3.20) max into door recess x 9'3" (2.81)

Pendant light fitting

Double glazed window to the rear

Single radiator

Built-in double wardrobe with sliding doors

T.V point

Vinyl flooring

Bedroom Two – 10'6" (3.20) max into door recess x 9'1" (2.76)

Pendant light fitting

Double glazed window to the rear

Single radiator

Built-in double wardrobe with sliding doors

Vinyl flooring

Bathroom – 8'8" (2.64) max x 5'9" (1.75)

Recessed ceiling lighting

Double glazed frosted window

Heated towel rail

Floating vanity unit with drawer space and a recessed wash basin

Floating press flush W.C with a concealed cistern
 Bath with shower screen and mains shower, tiled walls to the bath area
 Vinyl flooring

Parking

The property benefits from its own allocated parking space and there is a shared visitor parking space.

Cycle Metal Storage Shed

The property benefits from a lockable secure metal cycle shed.

There is a quarterly estate factoring fee of approximately £81.00 a quarter which includes the Buildings Insurance

Note 1

All fitted blinds, floor coverings and integrated kitchen appliances are to remain.

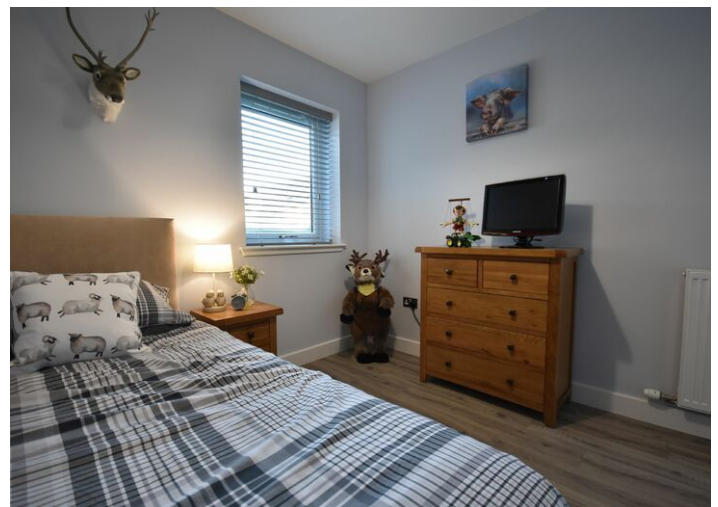
Energy Performance Rate

Council Tax Band

Currently C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		84	86
(69-80) C			
(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.