

21 Alba Place,

Elgin,

IV30 4JN



Fixed Price £69,950

1 Bedroom First Floor Flat conveniently positioned for local amenities. The property would make a good investment purchase and could achieve a rental return of around £450pcm.

Features

£2000 BELOW HOME REPORT VALUE

Double Glazing

Gas Central Heating

Shared Rear Garden

Accommodation comprises a Hallway, Lounge, Kitchen, a Double Bedroom and a Bathroom. The property benefits further from a shared Rear Garden.

Entrance to the Property is via a communal entrance door and staircase leading up to the property

Hallway

Ceiling light fitting and main smoke alarm
Built-in airing cupboard housing the hot water tank
Built-in storage cupboard
Meter box cupboard
Fitted carpet

Lounge – 13'1" (3.98) x 12'6" (3.81)

Ceiling light fitting and mains smoke alarm
Double glazed window to the rear
Double radiator
Telephone point and T.V point
Fitted carpet

A door leads through to the Kitchen

Kitchen – 12'6" (3.81) x 8'3" (2.51)

Ceiling light fitting and main heat detector
Carbon monoxide alarm
Double glazed window to the rear
Double radiator
Wall mounted cupboards and fitted base units
Integrated gas hob with electric oven and extractor unit
Space to accommodate a washing machine, tumble dryer and fridge/freezer
Vinyl flooring

Bedroom – 12'9" (3.88) plus wardrobe space x 9'1" (2.76)

A generous sized room
Pendant light fitting
Double glazed window to the front
Double radiator
Built-in wardrobe
Fitted carpet

Bathroom – 9'5" (2.86) max and into door recess x 6'3" (1.89) max

Ceiling light fitting
Double glazed frosted window to the front
Single radiator
Vanity unit with recessed wash basin
Bath with shower screen and mains shower
W.C
Tiled walls
Tile effect flooring

Shared Rear Garden

The property benefits from a shared rear garden with drying line

Note 1

All fitted blinds, floor coverings and light fittings 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>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(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.