

Flat 4, Eammaus House
Academy Street,
Elgin,
IV30 1LJ



Fixed Price £90,000

Benefiting from a central location in Elgin is this 2 Bedroom Top Floor Flat which benefits from views across Elgin. The property has recently been decorated with newly fitted carpets and vinyl floor coverings. Each Bedroom also benefits from its own En-Suite Shower Room.

Features

2 Bedroom Top Floor Flat

Central Location in Elgin

Views across Elgin

En-Suite Shower Room's to each Bedroom

Double Glazing

Electric Heating

Accommodation comprises a Hallway, Lounge, Kitchen and 2 Bedrooms with En-Suite Shower Rooms

2 Bedroom Top Floor Flat

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Electric Heating

A Communal Entrance Door & Staircase leads up to the Flat itself

A Private Entrance Door then leads in to the Flat itself & leads in to an Entrance Vestibule

Entrance Vestibule

Loft access hatch

Electric meter

Fitted carpet mat

Built-in storage cupboard with lighting & carpet within

A door leads in to the Hallway

Hallway

Pendant light fitting

Mains smoke alarm

Newly fitted carpet

Doors lead in to the Lounge & Kitchen

Lounge: 14'8" x 13'3" (4.47 x 4.03)

Fan light ceiling fitting & a pendant light fitting

Mains smoke alarm

2 double glazed windows

Mock fireplace surround

Electric double radiator

Laminate flooring

A door gives access to an Inner Hallway which leads to Bedroom

Bedroom 1 with En-Suite: 10'8" maximum x 11'5" maximum in to recess (3.25 x 3.47)

Pendant light fitting

Double glazed Velux window & double glazed windows

Electric double radiator

Newly fitted carpet

En-Suite Shower Room: 6'4" x 5'1" (1.92 x 1.54)

Wall mounted light fitting

3 piece suite with a wet wall finish & an electric shower within the shower cubicle enclosure

Wall mounted Dimplex fan heater

Newly fitted vinyl flooring

Kitchen: 13'11" maximum x 16'3" (4.23 x 4.96)

- Ceiling light fitting & a strip light fitting
- Mains heat detector
- 2 double glazed Velux windows
- Electric wall mounted panel heater
- Fitted base units with roll top work surfaces & a single sink with drainer unit & mixer tap
- Space to accommodate a washing machine & a free standing electric cooker (these are to remain)
- Integrated fridge
- Space to accommodate a dining table & chairs
- Newly fitted vinyl

An Inner Hallway Area with an open doorway leads into the 2nd Bedroom

Inner Hallway

- Loft access hatch
- Mains smoke alarm
- Newly fitted carpet

Bedroom 2 with En-Suite: 10'4" maximum x 9'8" plus window recess (3.15 x 2.94)

- Pendant light fitting
- Double glazed window
- Electric double radiator
- Newly fitted carpet

En-Suite Shower Room: 6'9" maximum in to recesses x 5'1" (2.04 x 1.54)

- Ceiling light fitting
- 3 piece suite with an electrical shower & wet wall finish within the shower cubicle enclosure
- Newly fitted vinyl flooring

Note 1

All fitted floor coverings and light fittings are to remain.

The Electric Cooker and Washing Machine in the Kitchen are to remain.

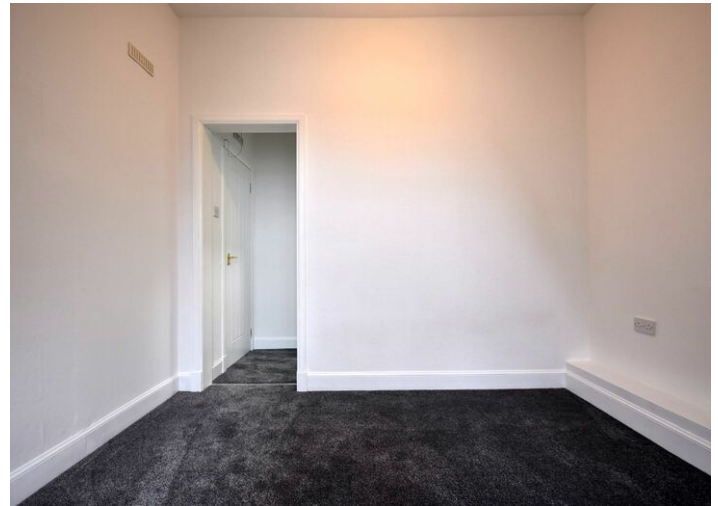
Energy Performance Rate

Council Tax Band

Currently A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E			
(21-38) F		35	
(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.