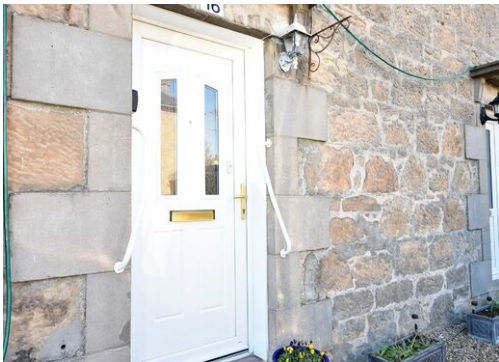


16 Caroline Street,

Elgin,

IV30 4DR



**Offers Over £105,000**

Located within the popular Bishopmill area of Elgin is this well presented 2 Bedroom Ground Floor Flat. The property benefits from Off-Street Parking and an Enclosed Westerly facing Rear Garden.

### Features

Ground Floor Flat

2 Double Bedrooms

Westerly facing Rear Garden

Off-Street Parking to the Front for 2 vehicles

uPVC Double Glazing

Gas Central Heating



**Located within the popular Bishopmill area of Elgin is this well presented 2 Bedroom Ground Floor Flat. The property benefits from Off-Street Parking and an Enclosed Westerly facing Rear Garden.**

**Accommodation comprises a Private Entrance Door, Hallway, Lounge, Kitchen, 2 Double Bedrooms and a wet room design accessible Shower Room.**

**Ground Floor Flat**

**2 Double Bedrooms**

**Westerly facing Rear Garden**

**Off-Street Parking to the Front for 2 vehicles**

**uPVC Double Glazing**

**Gas Central Heating**

Entrance to the Property is via private side uPVC entrance door with double glazed windows leading to:

**Hallway**

2 pendant light fittings

Single radiator

2 built-in storage cupboards and a meter cupboard

Fitted carpet

**Lounge – 15'3" (4.64) x 12'10" (3.91)**

Coved ceiling with light fitting

Double glazed window to the front

A single and a double radiator

Fireplace surround with a gas coal effect fire

Recessed alcove with shelf space

Fitted carpet

**Kitchen – 11'11" (3.62) max x 7'2" (2.18) max**

Ceiling light fitting

Double glazed window to the front

Double radiator

Wall mounted cupboard and fitted base units

Single sink with drainer unit

Space to accommodate a gas cooker (to remain)

Space to accommodate a fridge/freezer and washing machine (available by separate negotiation)

Laminate flooring

**Bedroom One – 13'4" (4.06) x 11'5" (3.47)**

Pendant light fitting

Double glazed window to the rear looking onto the garden

Double radiator

Fitted carpet

**Bedroom Two – 10'7" (3.22) max plus wardrobe space and window recess x 11'6" (3.50)**

Pendant light fitting

Double glazed window to the rear looking onto the garden

Double radiator

Built-in double wardrobe

Fitted carpet

**Shower Room – 5'7" (1.70) x 5'6" (1.67)**

An accessible design shower wet room

Ceiling light fitting

Double glazed frosted window to the side

Single radiator

An accessible design shower area with wet wall finish and mains shower

Vanity unit with a recessed wash basin

Press Flush W.C

**Rear Garden – 48ft deep approx**

A spacious and low maintenance design rear garden benefiting from a Westerly direction

Mostly paved with the rear part of the garden laid to gravel

3 timber-built storage sheds

**Off-Street Parking**

The property benefits from its own driveway area to the front which provides off-street parking for 2 vehicles

**Note 1**

All fitted blinds, floor coverings, light fittings and cooker are to remain. Other furniture items can be available by separate negotiation.

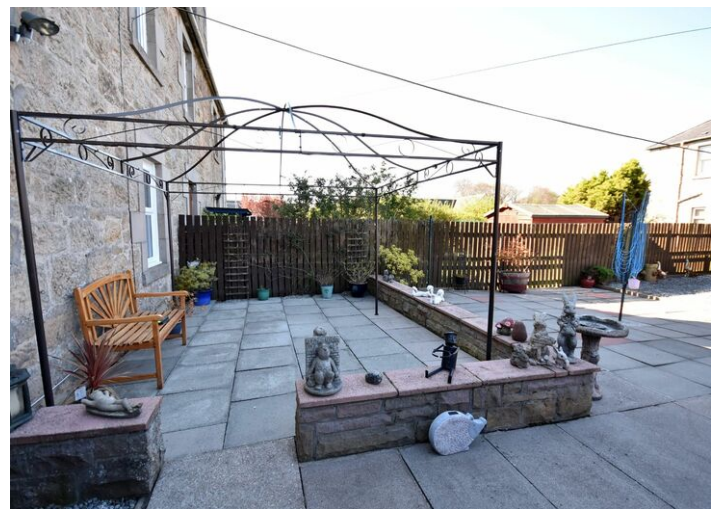
# Energy Performance Rate

# Council Tax Band

Currently Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		







### **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.