

17 Lesmurdie House,

Elgin,

IV30 4JF



**OIRO £125,000**

Located within the attractive Lesmurdie House development is this 2 Bedroom 1st Floor Apartment. The property is positioned at the rear within the modern part to the original main building.

### Features

2 Bedroom 1st Floor Apartment

Set within the Lesmurdie House Development

Attractive communal grounds

Double Glazing

Gas Central Heating

Allocated & Visitor Parking



**Located within the attractive Lesmurdie House development is this 2 Bedroom 1st Floor Apartment. The property is positioned at the rear within the modern part to the original main building.**

**Accommodation comprises a Entrance Vestibule, Hallway, spacious Lounge / Diner, Kitchen / Breakfast Room, 2 Double Bedrooms and a Bathroom.**

### **2 Bedroom 1st Floor Apartment**

**Set within the Lesmurdie House Development**

**Attractive communal grounds**

**Double Glazing**

**Gas Central Heating**

**Allocated & Visitor Parking**

Entrance to the property is initially via a secure communal entrance door and hallway, with stairs lead up to the apartment.

#### **Entrance Vestibule**

Pendant light fitting

Fitted carpet

#### **Hallway**

Pendant light fitting

Loft access hatch

Single radiator

Built-in storage cupboard

Fitted carpet

#### **Lounge / Diner – 19'7" (5.96) x 13'10" (4.21) max reducing to 9'4" (2.84)**

A spacious room comprising 3 pendant light fittings

Double glazed window and a double glazed Velux window

Double radiator

Space to accommodate a dining table at one end of the room

Fitted carpet

A door leads through to the Kitchen / Breakfast Room

#### **Kitchen / Breakfast Room – 13'6" (4.11) x 7'2" (2.18)**

Pendant light fitting

Double glazed window

Single radiator

Wall mounted cupboards and fitted base units

1 ½ style sink with drainer unit and mixer tap

Integrated

Integrated fridge/freezer and dishwasher and space to accommodate a washing machine

Space to accommodate a small breakfast table

Vinyl flooring

**Bedroom One – 12' (3.66) plus wardrobe space x 11'8" (3.55)**

Pendant light fitting  
Double glazed window  
Single radiator  
Built-in wardrobe  
Fitted carpet

**Bedroom Two – 10'3" (3.12) x 10'3" (3.12)**

Pendant light fitting  
Double glazed window  
Single radiator  
Built-in single wardrobe  
Fitted carpet

**Bathroom – 7'10" (2.38) x 5'9" (1.75) max**

Ceiling light fitting  
Double glazed Velux window  
Double radiator  
Bath with shower screen and mains shower  
Pedestal wash basin and press flush W.C  
Part tiled walls  
Vinyl flooring

**Parking**

The property benefits from an allocated parking space and there is visitor parking

**Note 1**

All fitted blinds, floor coverings and light fittings are to remain.

**Factoring Fee**

There is a communal factoring fee of approximately £135.00 per month

# Energy Performance Rate

# Council Tax Band

Currently Band C

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	79
(55-68) <b>D</b>		
(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.