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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

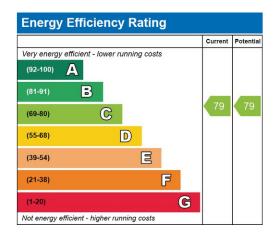
Note 1

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 Peformance Rate



Council Tax Band

Currently Band C



















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.