

HIGH STREET ELGIN, IV30 1DJ



1 Bedroom First Floor Flat

Benefiting from a central location in Elgin is this 1 Bedroom 1st Floor Flat. The property is well located for local amenities and is within walking distance of Dr. Grays Hospital.

Double Glazing
Electric Heating

EPC Rating - E

OFFERS OVER £63,000

grampian **property** centre

52 High Street / Elgin / Moray / IV30 1BU

Tel: 01343 549944 / Fax: 01343 552378 / Email: info@gpc-elgin.co.uk / www.gpc-elgin.co.uk

73 High Street / Forres / Moray / IV36 1AE

Tel: 01309 696296 / Fax: 01309 675293 / Email: info@gpc-forres.co.uk / www.gpc-forres.co.uk

Entrance to the property is via a shared Communal Entrance Door and Hallway with a staircase which leads up to the Flat. A private entrance door leads into the Hallway of the Flat itself.

♦ **L-shaped Hallway**



Pendant light fittings
Mains smoke alarm
Sash window to the side aspect
Night storage heater
2 built-in storage cupboards
1 of which houses the electric fuse board, meter & the megaflo hot water tank system
Fitted carpet

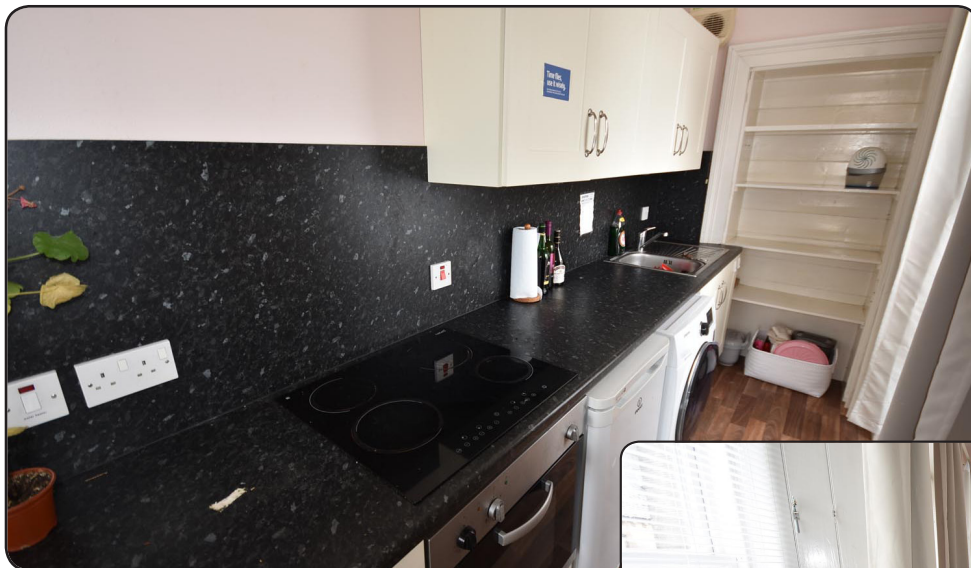
♦ **Open Plan Design Lounge & Kitchen**



Lounge Area: 11' plus window recess x 10'6" plus window recess (3.35 x 3.2)
Pendant light fitting
Sash window to the front & side aspect (blackout curtains fitted to the front windows)
Night storage heater
Fitted carpet



♦ **Kitchen Area: 10'11" x 4'10" plus window recesses (3.32 x 1.46)**



Pendant light fitting
Extractor fan
2 sash windows to the front aspect
Wall mounted cupboards & fitted base units with roll top work surface & single sink with drainer unit & mixer tap
Integrated electric hob & oven

Space to accommodate a washing machine & a fridge
Fitted shelf space
Vinyl flooring



♦ **Bedroom: 10'5" x 9'2" (3.17 x 2.79)**

Pendant light fitting
Sash window to the rear aspect with blackout curtains
Night storage heater
Fitted carpet

♦ **Shower Room: 6'10" maximum x 5' maximum (2.07 x 1.52)**

Pendant light fitting
Sash window to the side aspect
Heated electric towel rail
3 piece suite with tiled walls & mains Mira shower within the cubicle enclosure
Vinyl flooring



Description Act

are advised to satisfy themselves to all aspects of accuracy and should not rely unreservedly on the details, accurate, they are not guaranteed. these particulars are not for use as part of any offer or contract.

O/S Ref:- 100047337 GRA407

**Note 1**

All floor coverings and light fittings are to remain. Washer/Dryer and fridge are available by separate negotiation.

Note 2

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested, and does not imply that these are in full and efficient working order.

Note 3

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Council Tax

Band A

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE MARKET APPRAISAL

We are pleased to offer a Free without obligation Market Appraisal on your own home. We will give advice on the asking price and how we market it professionally. Please call on 01343 549944.

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