



South College Street, Elgin Offers Over £79,950 Freehold

1 Bedroom Mid-Terraced Bungalow with a Good Sized Floored Attic Space and benefiting from a Small Courtyard Garden. Just a few minutes walk from Elgin's High Street and shops.

- Gas Central Heating
- Partially Double Glazed
- Small yard Area
- Good Sized 26'10" x 8'9" max Floored Attic Space

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1 Bedroom Mid-Terraced Bungalow.

The Property is located at end of the high street, convenient for the Town Centre & ideal as an investment or for a First Time Buyer.

Accommodation comprises a Hallway, Lounge, Kitchen, Double Bedroom & Bathroom.

Gas Central Heating

Part Double Glazed

Small yard area

Good sized floored Attic Space measuring 26'10" max x 8'9" max

EPC Rating - D

Entrance to the property is via a front door, with single glazed frosted window leading into Hallway.

Hallway

Ceiling light fitting, single radiator, laminate flooring, doors leading to the lounge, bedroom and bathroom.

Bedroom 10'9" plus wardrobe space x 9'7" (3.27 x 2.91)

Coved ceiling with ceiling light, double glazed window to the front, single radiator, built in triple wardrobe, fitted carpet.

Bathroom 9'5" maximum x 6'6" (2.86 x 1.97)

Ceiling light fitting, access hatch leading to loft space, gas boiler located in loft space, part double glazed frosted window to the rear, single radiator, white 3 piece suite with electric shower over bath, built in storage cupboard, vinyl flooring.

Lounge 13' x 9'9" (3.96 x 2.96)

Coved ceiling with light fitting, double glazed window to front, single radiator, two recessed alcoves with lighting, storage cupboard, gas meter cupboard, attractive wood design tiled floor which continues into the kitchen.

Kitchen 13'10 "x 5'5" (4.21 x 1.64)

Recessed ceiling lighting, single glazed frosted window to side, single radiator, wall mounted cupboards, fitted base units, roll top work surfaces, single sink with drainer unit, free standing electric cooker, extractor hood over, space for washing machine, space for fridge freezer, side access door with single glazed frosted window giving access to the garden/courtyard space

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Floored Loft Space - 26'10" max overall measurement x 8'9"

A floored loft space, separated in to 2 parts

1st area measures 12'9" x 8'9"

2nd area measures 13'8" x 8'9", this area provides further storage and is also where the boiler is located

Small Courtyard Garden Space

Small courtyard garden space at the rear

Council Tax:

Currently Band B

Note 1

All fitted blinds, floor coverings and light fittings are to remain, as well as the Electric Cooker in the Kitchen.

Note 2

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees out to seek their own profession advice.

All descriptions, dimension, areas, references to condition 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.

Note 3

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

Viewings via: Grampian Property Centre, 52 High Street, Elgin, IV30 1BU

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for an appointment.

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