



**39 WEAVER PLACE  
ELGIN IV30 1HB**

**OFFERS OVER £70,000**

24 Batchen Street / Elgin / Moray / IV30 1BH Tel: **01343 564123** Fax: 01343 564129 email: [enquiries@abands.uk.com](mailto:enquiries@abands.uk.com)

**[www.abands.uk.com](http://www.abands.uk.com)**

- **Viewing**

To arrange an appointment to view telephone the selling agents on 01343 564123

Freshly decorated first floor one-bedroom flat enjoying in an extremely central location just a short walk from the city centre and Cooper Park. The flat is situated within a purpose-built block of four and benefits from a shared drying area and shed at the side of the building.

With a secure entrance, the accommodation is on the first floor and comprises:- Entrance Vestibule, Hallway, Lounge, Kitchen, Bedroom and Shower Room. In addition there is electric heating, hardwired smoke detectors, double glazing as well as very generous storage facilities. Ideal for first time buyer or for those seeking a buy to let investment.

- **Entrance**

A secure entrance gives access to the ground floor hallway with a second door leading out to the rear of the property and garden. Staircase to the first floor with door to the flat.

- **Entrance Vestibule**

Laminate flooring. Door to:-

- **Hallway**

Fitted carpet, electric heater, ceiling light, hard wired smoke detector and hatch to loft space. Four cupboards provide ample storage space.

- **Lounge** **4.28m x 3.20m**

Glass panel door to Lounge. Two windows with venetian blinds, newly fitted carpet, smoke detector, light fitting and Dimplex electric

heater. Cupboard housing hot water tank. Recessed alcove with shelving. Door to:-

- **Kitchen** **2.96m x 2.18m**

Fitted with a basic range of base and wall mounted units. Vinyl flooring, Dimplex eater, wall mirror and extractor fan. Two windows. Fridge freezer and cooker.

- **Bedroom** **3.56m x 2.69m**

Good sized double Bedroom. Window, pendant light, newly fitted carpet and Dimplex panel heater. Cupboard with hanging rail and shelf.

- **Shower Room** **2.58m x 1.69m**

Three piece white suite comprising WC, wash hand basin and double shower cubicle with half height doors, wet wall, shower curtain and Mira electric shower. Wall mirror, light fitting, window and vinyl flooring.

- **Outside**

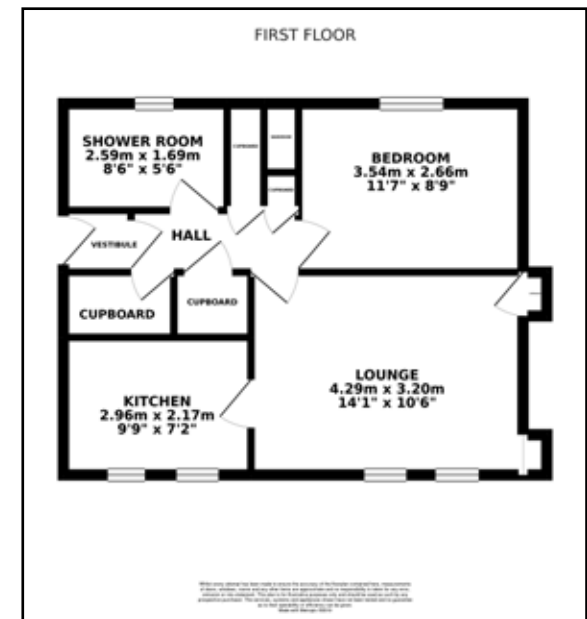
At the side of the property is a drying area which is shared with one other flat. Semi-detached shed.

- **Fixtures and Fittings**

All floor coverings, light fittings, blinds, fridge freezer and cooker are included in the sale.

- **Home Report Information**

Home report valuation as at August 2019 is £70,000, the EPI rating is D and the council tax band is A.



1. The selling agents have not tested any appliances, apparatus, fittings or services and so are unable to verify that they are in working order or fit for their purpose. Interested parties are therefore recommended to obtain verification from their surveyor or test the appliances etc. prior to submitting an offer.

2. The information given above while believed to be correct is intended as a guide only and is not guaranteed. The measurements are approximate.

3. A closing date for offers may be fixed and it is therefore most advisable for prospective purchasers to register their interest with the selling agent. We will endeavour to notify purchasers' solicitors of any closing date, but notwithstanding, the sellers will not be obliged to accept the highest or indeed any offer and have the right to accept an offer at any time or withdraw the property from the market. The sellers will not be liable for any costs incurred by interested parties.

4. For fixed price properties, enquirers should note that the date of entry may be material and any offers subject to survey, subject to finance being obtained, subject to the purchaser's own house being sold or subject to some other suspensive condition may not be considered by the seller.

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a b + s estate agents is the property division of Allan, Black & McCaskie, Solicitors, Elgin and Stewart & McIsaac, Solicitors, Elgin both of whom are members of Moray Solicitors Property Centre

