



**8 BATCHEN LANE
ELGIN IV30 1LY**

OFFERS OVER £70,000

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

www.abands.uk.com

- **Viewing**

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

Ground floor flat in central location, just a short walk from the town centre. Ideal for a buy to let investment, first time buyer or those looking to downsize. Accommodation comprises:- Lounge, Kitchen, Bedroom and Shower Room. The property benefits from gas central heating and double glazing.

- **Entrance**

Secure door leads to the entrance hallway. Door to flat 8. Storage cupboard exclusive to this property.

- **Hallway**

Fitted carpet. Pendant light. Two cupboards.

- **Boiler Cupboard** **0.83m x 2.28m**

Vaillant boiler, pendant light, fitted carpet, coat hooks, cupboard housing electricity meter and fuse box.

- **Lounge** **3.69m x 4.79m**

Glass panel door to good-sized Lounge with window to the front fitted with curtains and blinds. Two wall lights, pendant light, fitted carpet and two radiators. Glass panel door to:-

- **Kitchen** **2.79m**

Fitted with light wood base and wall mounted units. Stainless steel sink and drainer beneath window to the rear with curtains. Tiled splash back. Spaces for fridge freezer, washing machine and cooker. Vinyl flooring and pendant light.

- **Bedroom** **3.27m x 3.88m maximum measurements**

Double Bedroom with window to the front with blinds. Built-in wardrobe with hanging rail and shelf. Fitted carpet, pendant light and radiator.

- **Shower Room** **1.95m x 2.22**

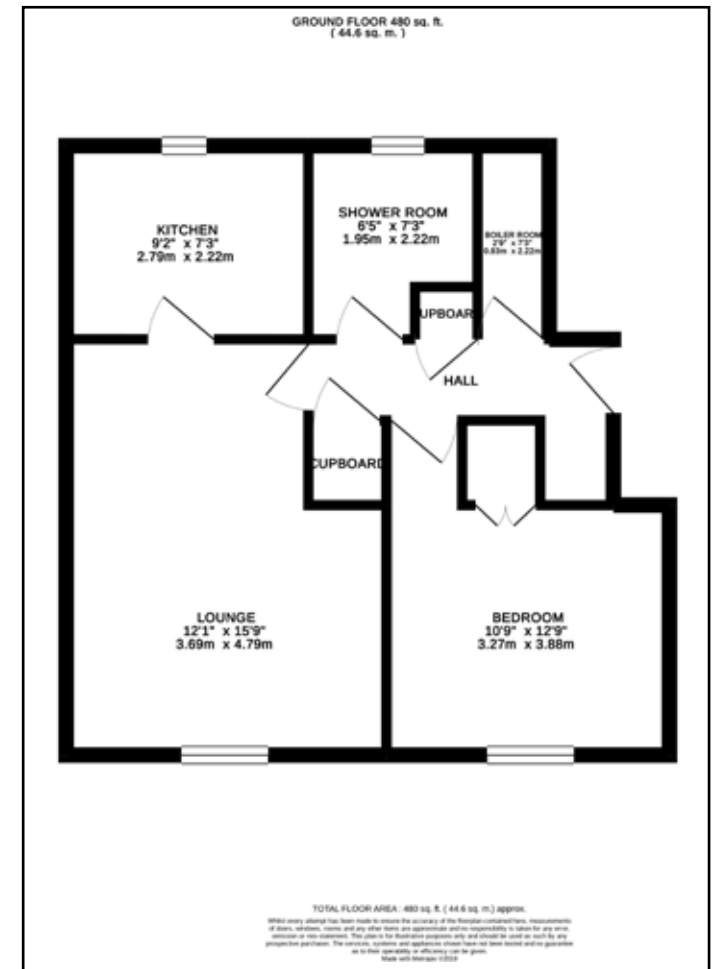
Half-height shower cubicle with Mira electric shower, wet wall and shower curtain. Wash hand basin and WC. Vinyl flooring, medicine cabinet, radiator and light fitting.

- **Fixtures and Fittings**

All light fittings, floor coverings, blinds and curtains are included in the sale.

- **Home Report Information**

Home report valuation as at November 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.

© MMS Graphics / 01343 551353 / Ref. No. ABS013987

24 Batchen Street / Elgin / Moray / IV30 1BH Tel: 01343 564123 Fax: 01343 564129 email: enquiries@abands.uk.com

www.abands.uk.com

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

