



High Street, Elgin Offers Over £110,000 Freehold

Lovely 2 Bedroom House benefiting from a central location in Elgin, just off the Main High street

- uPVC Double Glazing
- Gas Central Heating
- En-Suite to Master Bedroom
- Enclosed Front Garden

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Benefiting from a central location in Elgin, just off the Main High street is this lovely 2 Bedroom House which features an En-Suite Shower Room to the Master Bedroom.

The property is fitted with mains smoke alarms and heat detector making it an ideal Investment Property.

Accommodation comprises a Hallway, Lounge featuring a Spiral Staircase to the 1st Floor, a modern Kitchen and Ground Floor Bathroom. The First Floor comprises a Landing, Master Bedroom with En-Suite Shower Room and a 2nd Double Bedroom.

Gas Central Heating

uPVC Double Glazing

En-Suite to Master Bedroom

Enclosed Front Garden

EPC Rating - D

Entrance to the property is via a wooden front door with double glazed frosted window.

Hallway

Pendant light fitting and mains smoke alarm

Built-in storage cupboard housing the fuse board and meter

Laminate flooring

Doors lead to the Lounge and Ground Floor Bathroom

Lounge – 17'2 (5.23) max into staircase area + recess x 12'6" (3.81) plus window recess

Recessed ceiling lighting with mains smoke alarm

Double glazed window to the front

Double radiator

A spiral staircase leads up to the first floor landing

Built-in cupboard houses the gas boiler

T.V and telephone point

Laminate flooring

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A door leads to the Kitchen

Kitchen – 12'5" (3.78) max into door recess x 6'8" (2.02)

Recessed ceiling lighting and mains heat detector

Double glazed window to the rear

Double radiator

A range of white high gloss finish wall mounted cupboards and base units

1 ½ style sink with drainer unit and mixer tap

Integrated electric hob with oven and extractor hood

Integrated fridge

Laminate flooring

Ground Floor Bathroom – 7' (2.13) x 5'4" (1.62)

Recessed ceiling lighting

Double glazed frosted window to the front

Heated chrome style towel rail

Fitted bath with shower screen, mixer tap with shower fitting

Tiled walls to the bath area

Press flush W.C with concealed cistern

Vanity unit with wash basin and space to accommodate a washing machine to one corner

1st Floor Accommodation

Landing

Ceiling light fitting

Mains smoke alarm

Accessed from the Lounge via a spiral stair case

Double glazed window to the rear

Recessed shelved storage space

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Bedroom One with En-Suite Shower Room - 13'1" (3.98) plus window recesses x 10'11" (3.32) maximum plus wardrobe space

Pendant light fitting

Double glazed window to the front & rear

Double radiator

2 built-in wardrobes

Fitted carpet

En-Suite Shower Room - 9'1" (2.76) maximum in to shower cubicle recess x 5'1 (1.54) maximum

Recessed ceiling lighting

Chrome heated towel rail

3 piece suite with tiled walls & mains shower to the shower cubicle enclosure

Tiled flooring

Bedroom Two – 10'8" (3.25) plus window recess & wardrobe space x 10' (3.05) maximum

Pendant light fitting

Loft access hatch

Double glazed window to the front

Double radiator

Built-in double wardrobe

Fitted carpet

Outside Accommodation

Enclosed Front Garden

Fenced Garden which is laid to gravel

Council Tax:

Currently Band C

Note 1

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

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All fitted floor coverings and light fittings are to remain.

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 for an appointment.

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