



Glamis Place, Elgin

Offers Over £135,000 Freehold

A modern and spacious 2 Bedroom 1st Floor Flat which benefits from its Own Private Entrance Door and a Shared Garden area at the rear.

- Spacious 2 Bedroom 1st Floor Flat
- Shared Garden Area
- Modern Living Accommodation
- Own Entrance Door
- Communal Parking

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Accommodation comprises an Entrance Hallway, Main Hallway, Lounge featuring a 'Juliet Balcony', Kitchen/Breakfast Room with integrated appliances, 2 Double Bedrooms and a Bathroom.

Mains Smoke Alarms and Heat Sensor Installed

Double Glazing

Gas Central Heating

Communal Parking

Shared Garden Area

EPC Rating - B

Entrance to the property is at the rear via a private entrance door which leads into:

Entrance Hallway

Pendant light fitting

Mains smoke alarm

Triple glazed window to the side

Single radiator

Meter box cupboard

Vinyl flooring

A carpeted staircase leads up to the main hallway.

Main Hallway

2 pendant light fittings

Mains smoke alarm

Loft access hatch

Single radiator

Walk-in storage cupboard 5'8" (1.72m) x 3'11" (1.19m) fitted with lighting, double power point and telephone point within, this could potentially be used as a study space

Telephone point

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Fitted carpet

Doors lead to:

Lounge – 13' (3.96) plus door recess x 13'4" (4.06) max

Featuring a 'Juliet' design balcony to the front and an open plan design to the kitchen

Pendant light fitting

Mains smoke alarm

Triple glazed double doors to the front with a 'Juliet' design balcony

Double radiator

T.V aerial connection and telephone point

Fitted carpet

Kitchen / Breakfast Room – 11'5" (3.47) max x 10'5" (3.17)

Pendant light fitting

Mains heat detector and CO2 alarm

Triple glazed window to the front

Single radiator

Wall mounted cupboards and fitted base units

1 ½ style sink with drainer unit and mixer tap

Integrated appliances include an electric induction hob with electric oven, fridge/freezer, washing machine and dishwasher.

There is space within the room to accommodate a breakfast table to the corner

Vinyl flooring

Bedroom One – 10'11" (3.32) max into door recess x 9'8" (2.94)

Pendant light fitting

Triple glazed window to the rear

Single radiator

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Built-in double wardrobe with sliding mirrored doors

T.V and telephone point

Fitted carpet

Bedroom Two – 10'11" (3.32) max into door recess x 8'11" (2.72)

Pendant light fitting

Triple glazed window to the rear

Single radiator

Built-in double wardrobe with sliding mirrored doors

T.V point

Fitted carpet

Bathroom – 9'9" (2.96) max x 6' (1.83) max

Recessed ceiling lighting

Triple glazed frosted window to the side

Heated chrome style towel rail

Fitted vanity unit with recessed wash basin and W.C with a concealed cistern, fitted mirror and shaver point above

Bath with folding shower screen and mains shower

Part tiled walls

Vinyl flooring

Outside Shared Garden

Property benefits from a shared garden area with the ground floor flat

Parking

Communal parking is at the front of the property

Council Tax:

Currently Band - C

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Note 1

All fitted blinds, 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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