

3 Moravia Apartments  
Elgin  
Morayshire  
IV30 6LN



**Offers Over £120,000**

Located within close proximity to Elgin's local amenities is this very well presented 2 Bedroom 1st Floor Apartment. The property benefits from an internal bike storeroom within the block and communal parking at the rear.

**Features**

2 Bedroom 1st Floor Flat

Communal Parking

Internal Bike / Storeroom

Gas Central Heating

Double Glazing

**Located within close proximity to Elgin's local amenities is this very well presented 2 Bedroom 1st Floor Apartment. The property benefits from an internal bike storeroom within the block and communal parking at the rear.**

**Accommodation comprises a Hallway, an Open Plan design Lounge with a 'Juliet' style balcony and Kitchen, 2 Double Bedrooms and a Bathroom.**

**Entrance to the property is via a security communal door entry and hallway.**

**Hallway**

Coved ceiling with pendant light fitting  
Single radiator  
A spacious built-in storage cupboard with lighting within  
Laminate flooring

**Lounge – 15'3" (4.64) x 11'2" (3.40)**

Coved ceiling with a pendant light fitting  
Double glazed window and sliding door to the front featuring a 'Juliet' style balcony  
Double radiator  
Laminate flooring

An open doorway leads into the Kitchen

**Kitchen – 10'10" (3.30) x 8' (2.44)**

Coved ceiling with a ceiling light fitting  
Double glazed window to the front  
Single radiator  
Wall mounted cupboards with under-unit lighting  
Integrated gas hob with an electric oven  
A 1 ½ style sink unit with mixer tap  
Integrated appliances include a fridge/freezer, washing machine and dishwasher  
A built-in storage cupboard provides storage space and has a double power point within  
Vinyl flooring

**Bedroom One – 10'7" (3.22) x 9'9" (2.96) plus wardrobe space**

Coved ceiling with a pendant light fitting  
Double glazed window to the rear  
Single radiator  
Built-in double mirrored wardrobe  
Laminate flooring

**Bedroom Two - 10'7" (3.22) x 9'9" (2.96) plus wardrobe space**

Coved ceiling with a pendant light fitting  
Double glazed window to the rear  
Single radiator  
Built-in double mirrored wardrobe which also houses the gas combination boiler  
Laminate flooring

### **Bathroom – 9’5” (2.86) plus window recess and max x 6’5” (1.94) max**

Ceiling light fitting

Double glazed window to the side

Heated towel rail

Bath with shower screen and mains shower

Pedestal wash basin and a press flush W.C with a concealed cistern

Laminate flooring

### **Internal Bike Store**

The flat benefits from an internal bike storeroom which is positioned within the block itself close to the entrance door of the flat. This is secure and fitted with lighting within.

### **Parking**

Communal parking is available directly behind the apartment.

### **Note 1**

All light fittings, floor coverings & blinds are to remain.

### **Note 2**

There is a communal factoring fee of £55.00 per month which also includes buildings insurance.

## **Energy Performance Rate**

## **Council Tax Band**

**Currently B**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		







**Important Notice**

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

All descriptions, dimension, areas 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.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

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.