

75 North Port
Elgin
Morayshire
IV30 1EH



Offers Over £62,500

Benefiting from a central location in Elgin is this 2 Bedroom Flat which features its accommodation set across 2 floors. The property does require modernisation throughout.

The Home Report valuation on this property is £75,000.00. Details of the Home Report can be access at: - <http://www.packdetails.com/notify.htm?sr=hpLG202508->

Features

2 Bedroom Flat

Requires modernisation

Central Location

Accommodation set across 2 levels

Double Glazing

Gas Central Heating

Benefiting from a central location in Elgin is this 2 Bedroom Flat which features its accommodation set across 2 floors. The property does require modernisation throughout.

Accommodation comprises a Hallway, Lounge / Diner, Kitchen, 2 Double Bedrooms and a Bathroom.

Entrance to the property is via a communal entrance door and stairwell area. The property is located on the 2nd floor within the block.

Hallway

2 ceiling light fittings

Meter cupboard

Laminate flooring

Lounge / Diner – 22'9" (6.93) x 11' narrowing to 7'4" (2.23)

2 pendant light fittings

2 double glazed windows

A single and a double radiator

Laminate flooring

Kitchen – 9'10" (2.99) x 9'11" (3.02)

Ceiling light fitting

Single glazed window

Wall mounted cupboards and fitted base units

Single sink

Space for a washing machine, dishwasher and a cooker

Laminate flooring

1st Floor Accommodation

Landing

Pendant light fitting

Loft access hatch

Built-in storage cupboard and a built-in tank cupboard

Bedroom 1 – 10'1" (3.07) plus wardrobe space x 11'2" (3.4)

Pendant light fitting

Double glazed window

Double radiator

Double wardrobe

Bedroom 2 – 10'2" (3.1) plus wardrobe space x 11'2" (3.4)

Pendant light fitting

Double glazed window

Single radiator

Double wardrobe

Bathroom – 6'2" (1.87) x 5'7" (1.7) maximum

Recessed ceiling lighting

Double glazed window
Heated towel rail
3 piece suite with electric shower & part wet wall finish to the bath area

Note 1

All light fittings & floor coverings are to remain.

Note 2

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

Note 3

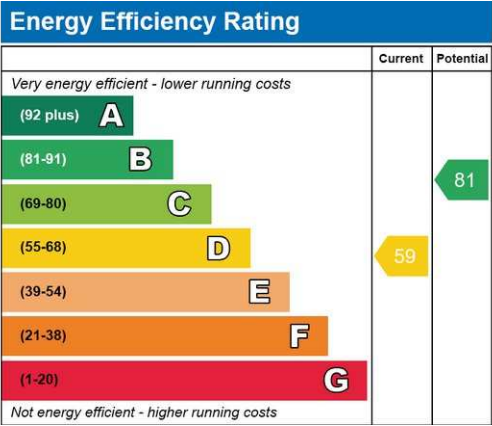
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Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.

Energy Peformance
Rate

Council Tax Band

Currently Band B





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.