

17 North Street
New Elgin
Elgin
Morayshire
IV30 6BS



Offers Over £105,000

Located within close proximity to local amenities and benefiting from outlook across Doocot Park is this 1st Floor 2 Bedroom Flat which has its Own Private Entrance Door and Rear Garden.

Features

2 Bedroom 1st Floor Flat

Modern Kitchen

Own Rear Garden with Shed

View across Doocot Park

Double Glazing

Gas Central Heating



Located within close proximity to local amenities and benefiting from outlook across Doocot Park is this 1st Floor 2 Bedroom Flat which has its Own Private Entrance Door and Rear Garden.

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

Entrance into the property is via a private front entrance door which leads into an Entrance Hallway. This area provides a great space for coats and shoes. This comprises a ceiling light fitting, coat hook rail, meter cupboard which houses a modern consumer unit and a carpeted staircase leads up to the main Hallway.

Hallway

Ceiling light fitting
Loft access hatch
Single radiator
Fitted carpet

Lounge – 16'4" (4.98) max and into the recess x 13'4" (4.06) max

A spacious room and has a view across Doocot Park
Pendant light fitting
2 double glazed windows to the front
Double radiator
A built-in storage cupboard
Fitted carpet

Kitchen – 9'7" (2.91) x 8'5" (2.56)

A modern kitchen comprising strip light ceiling fitting
Double glazed window to the rear
A heated chrome style towel rail
A modern range of dark grey coloured units
Single sink with drainer unit and mixer tap
Integrated electric hob, electric oven, fridge/freezer and dishwasher
Space to accommodate a washing machine
A cupboard houses the gas boiler
Laminate flooring

Bedroom One – 10'3" (3.12) plus wardrobe space x 8'8" (2.64)

Pendant light fitting
2 double glazed window to the rear
Single radiator
Fitted triple wardrobe with sliding doors
Fitted carpet

Bedroom Two – 13'5" (4.08) x 8'3" (2.51) plus wardrobe space

A double bedroom comprising a pendant light fitting
Double glazed window to the front offering a view across Doocot Park
Single radiator
Built-in wardrobe / cupboard
Fitted carpet

Bathroom – 8’7” (2.61) x 5’6” (1.67)

Pendant light fitting

Double glazed window to the rear

Single radiator

Bath with shower screen and mains shower

Wash basin and W.C

Vinyl flooring

Garden

The property has its own rear garden which is enclosed with fencing

There is a block built shed to one side

Note 1

All light fittings & floor coverings are to remain.

**Energy Performance
Rate****Council Tax Band**

Currently A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<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.