



**Harper
Macleod LLP**
Estate Agents & Solicitors



19 Bain Road, Elgin, IV30 6GD

Offers over £120,000

Modern first floor flat situated in a popular residential area of Elgin and a perfect opportunity for first-time buyers or those looking to invest in the buy-to-let market. Accommodation comprises: entrance staircase & hallway, lounge, kitchen, two double bedrooms and shower room. The property further benefits from double glazing, gas central heating, shared garden area and shared parking.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

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ENTRANCE STAIRCASE & HALLWAY
17'4" x 3'7" (5.30m x 1.10m)



Wooden external door; window to side; three ceiling light fittings; vinyl flooring at entrance; fitted carpet; small cupboard housing electric consumer units; staircase to the first floor; spacious walk-in storage cupboard; hatch to loft space.

LOUNGE
13'5" 13'5" (4.10m 4.10m)



Window to front; ceiling light fitting; fitted carpet; opening through to kitchen.

KITCHEN
9'6" x 6'6" (2.90m x 2.00m)



Window to front; modern fitted kitchen in light wood effect; ceiling light fitting and inset ceiling spotlight; vinyl flooring; built-in cooker with four-ring gas hob and hood; integrated washing machine; under counter fridge; wall mounted Worcester gas central heating boiler.

SHOWER ROOM
9'6" x 6'2" (2.90m x 1.90m)



Window to side; ceiling light fitting; wall light with shaver point; tile effect vinyl flooring; built-in shower cubicle with mains fed shower; WC; pedestal sink; wall mounted chrome heated towel radiator; extractor fan.



BEDROOM 1

11'1" x 9'6" (3.40m x 2.90m)



Window to rear; ceiling light fitting; fitted carpet; double built-in mirrored wardrobes.

BEDROOM 2

11'1" x 9'6" (3.40m x 2.90m)



Window to rear; ceiling light fitting; fitted carpet; double built-in mirrored wardrobes.

OUTSIDE



There is parking available to the front of the property. A paved pathway leads round the rear to the private entrance to the property with a shared garden area laid to a mix of lawn and gravel.

NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all blinds, all bathroom fittings and the built-in oven, hob, hood, integrated washing machine and under-counter fridge in the kitchen.

There is a factoring charge of approximately £25/month.

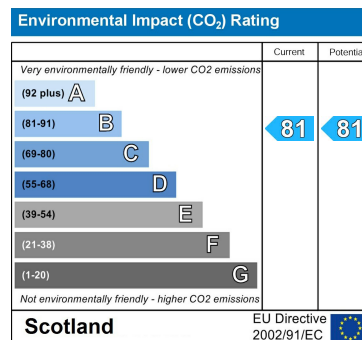
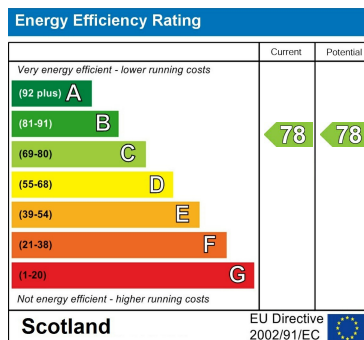
Council Tax Band: B

Viewings: Contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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