



**Harper
Macleod LLP**
Estate Agents & Solicitors



1 Caroline Place, Elgin, IV30 4DS

Offers over £110,000

Traditional two bedroom ground floor flat situated in the popular Bishopmill area of Elgin. The property is within walking distance to local amenities and would make an ideal first time buy, buy-to-let investment or retirement property. The accommodation comprises: entrance hallway, lounge/diner, kitchen, two bedrooms and bathroom. The property further benefits from double glazing, gas central heating, front garden and generous-sized fully enclosed rear garden.

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ENTRANCE HALLWAY



UPVC & glazed door; ceiling light fitting; wood effect flooring; two built-in storage cupboards.

BATHROOM

5'11" x 5'7" (1.81m x 1.71m)



Window to side; inset ceiling spotlights; tile effect flooring; bath with Mira electric shower over; WC; vanity mounted sink; wall mounted towel radiator.

KITCHEN

12'6" x 7'4" (3.82m x 2.26m)



Window to front; ceiling light fitting; tile effect flooring; modern fitted kitchen in light wood effect; built-in oven and grill; four-ring gas hob and hood; free-standing Bosch fridge freezer; dishwasher; Hoover washing machine; wall mounted Worcester gas central heating boiler (fitted in 2022).

BEDROOM 2

12'11" x 11'8" (3.94m x 3.56m)



Window to rear; ceiling light fitting; free-standing wardrobes; fitted carpet.

LOUNGE / DINER

14'9" x 13'0" (4.51m x 3.97m)

Window to front; ceiling light fitting; shelved recess; wood effect flooring; door to bedroom 1.

BEDROOM 1

13'0" x 11'5" (3.98m x 3.50m)

Council Tax Band: A

Viewings: Contact selling agent on 01343 555150.



Window to rear; ceiling light fitting; free-standing wardrobes; fitted carpet.

OUTSIDE

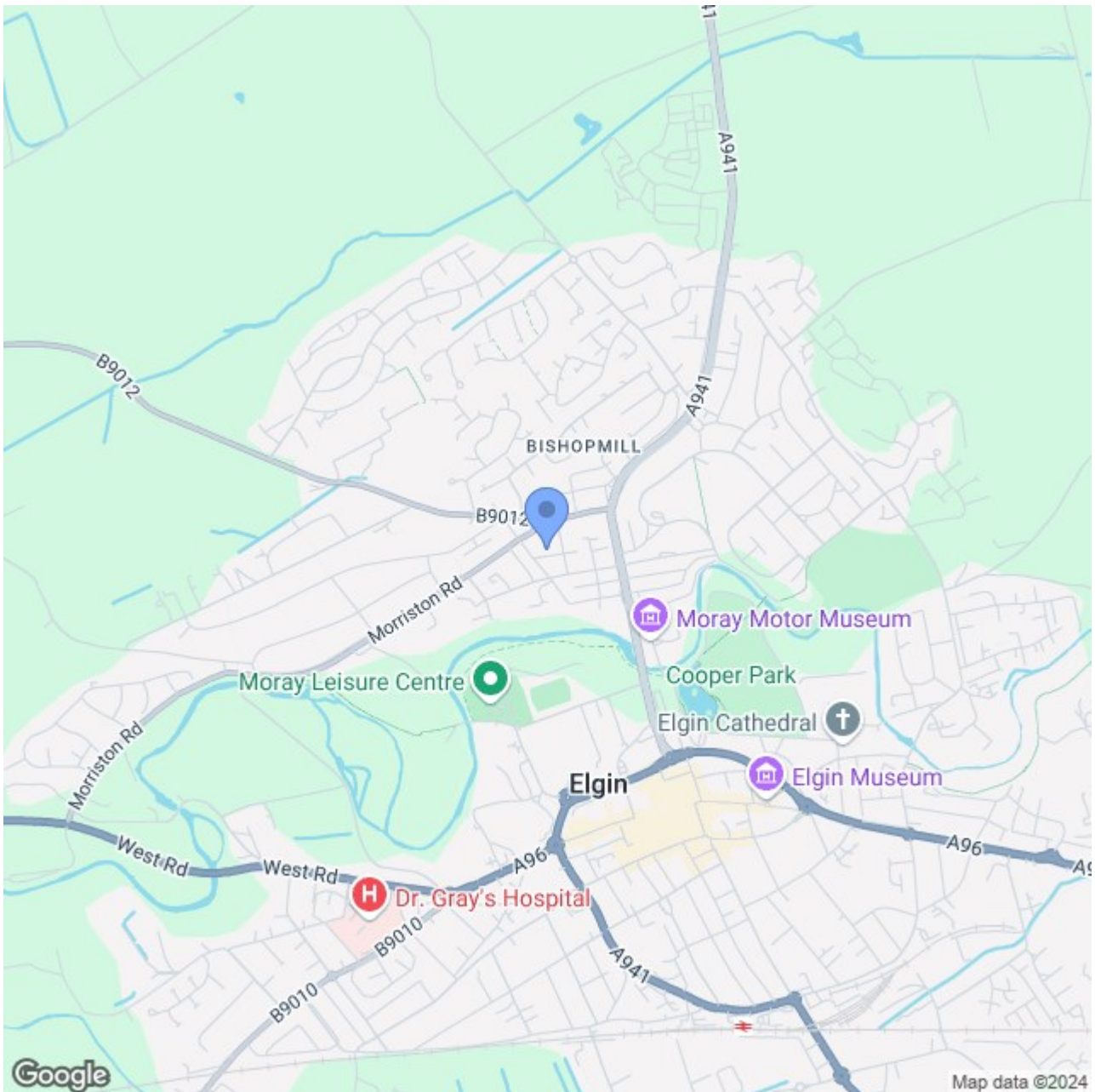


The garden to the front is laid mainly to lawn with planted borders. A gate with paved pathway leads to the entrance and round to another gate to the fully enclosed rear garden which is also laid mainly to lawn with plants and trees; wooden shed; area of decking with gazebo.

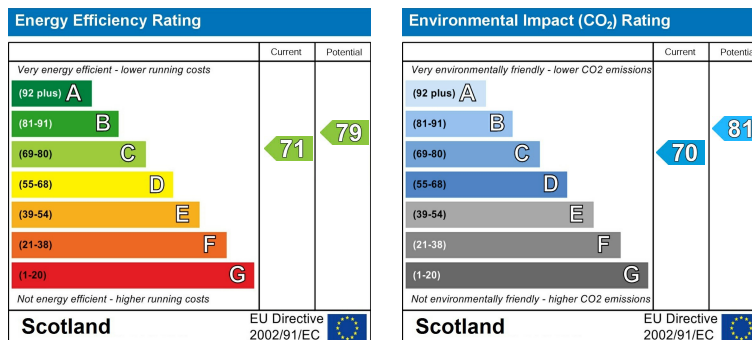
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all bathroom fittings, the built-in oven & grill, gas hob; hood, dishwasher, washing machine and fridge freezer in the kitchen and the free standing wardrobes in both bedrooms.

Area Map



Energy Efficiency Graph



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