



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**16 Robertson Drive, Elgin, IV30 6EU**

**Offers over £95,000**

Modern ground floor flat situated in a popular area in Elgin within walking distance to local amenities. The accommodation comprises: entrance hallway; lounge, dining kitchen, two double bedrooms, bathroom and box room. The property, which would make an ideal first time buy or buy-to-let investment, further benefits from double glazing, gas central heating and shared garden area to the rear.

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### ENTRANCE HALLWAY



UPVC and glazed entrance door; two ceiling light fittings; wood effect flooring; built-in storage cupboard.

### LOUNGE

14'7" x 11'3" (4.45m x 3.45m)



Window to front; ceiling light fitting wood effect flooring.

### KITCHEN

10'5" x 9'10" (3.20m x 3.00m)



Window to front; four ceiling light fittings; wood effect flooring; modern fitted kitchen; built-in oven, hob and hood; integrated fridge; plumbing and space for washing machine; wall mounted gas central heating boiler; space for small dining table and chairs.

### BEDROOM 1

10'7" x 10'7" (3.25m x 3.25m)



Window to rear; ceiling light fitting; two recesses providing wardrobe space.

### BEDROOM 2

12'7" x 9'5" (3.85m x 2.88m)



Window to rear; ceiling light fitting; fitted carpet; recessed storage space.

### BOX ROOM / STUDY



Internal room which could be used as a study; ceiling light fitting; wood effect flooring.

### BATHROOM

7'5" x 5'8" (2.28m x 1.75m)



Window to front; ceiling light fitting; extractor fan; tile effect flooring; bath with mains shower over; WC; pedestal sink.

### OUTSIDE



There is a shared area of lawn to the rear of the property; rotary clothes dryer; stone-built store. On-street parking is available to the front of the property.

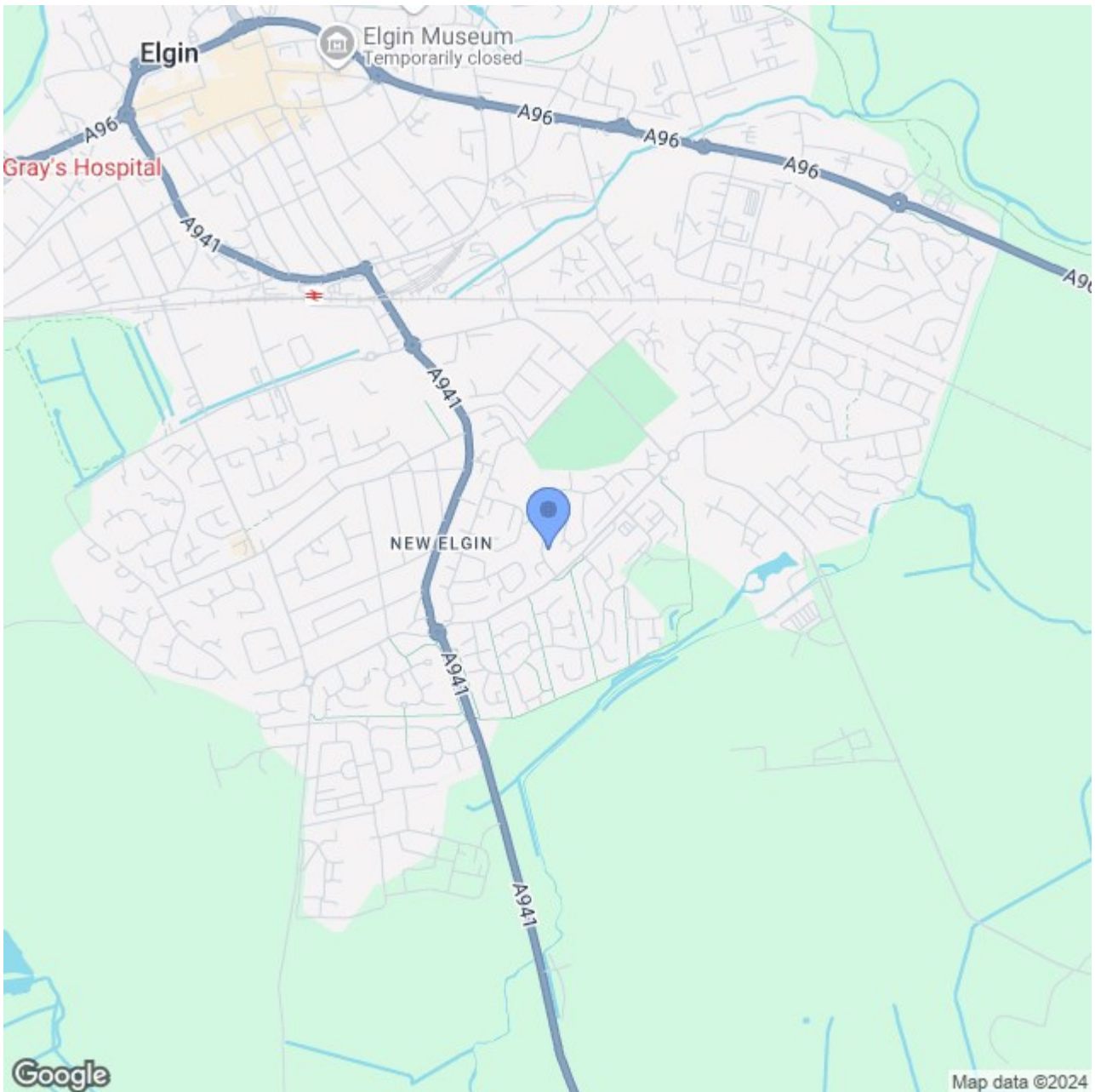
### NOTES

Included in the asking price will be all carpets and fitted floor coverings, all curtains and blinds, all light fittings, all bathroom fittings and the built-in oven, hob, hood and integrated fridge in the kitchen and the rotary clothes dryer in the garden.

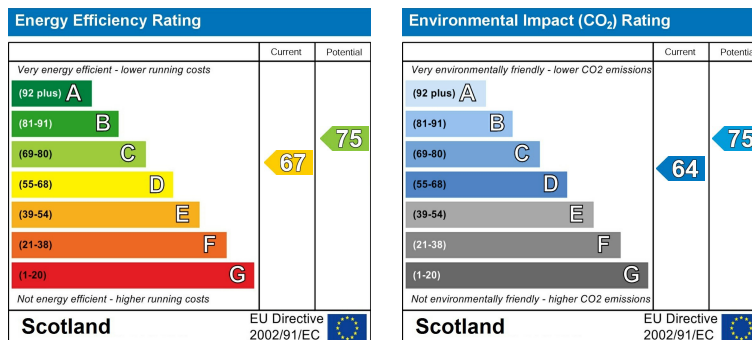
Council Tax Band: A

Viewings: Contact selling agent on 01343 555150

## Area Map



## Energy Efficiency Graph



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