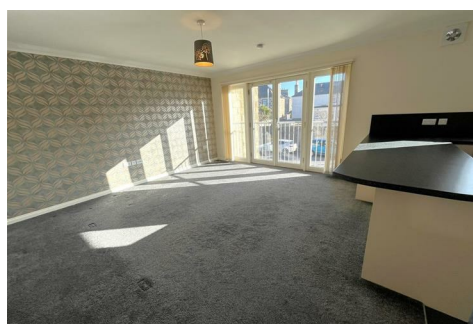




**Harper
Macleod LLP**
Estate Agents & Solicitors



Flat 4, 115 South Street, Elgin, IV30 1JD
Offers in the region of £169,000

****£6,000 BELOW HOME REPORT VALUATION!****

First floor executive apartment situated in the sought after West End of Elgin and conveniently located a short walk from Elgin Town centre and Dr Grays Hospital. The accommodation comprises: hallway, open plan lounge / dining kitchen, two double bedrooms (one with en-suite shower room) and bathroom. The property, which would make an ideal home for first time buyers, business professionals or as a buy-to-let investment, further benefits from double glazing, gas central heating, allocated parking space and visitor parking.

COMMUNAL ENTRANCE VESTIBULE



Secure entry door; private postbox; staircase to first floor hallway leading to number 4.

ENTRANCE HALLWAY

Ceiling light fitting; fitted carpet; wall mounted secure entry telephone; built-in storage cupboard with shelving and housing electric consumer units.

OPEN PLAN LOUNGE / DINING KITCHEN

21'5" x 14'7" (6.54m x 4.45m)



Juliet balcony with French doors and glazed panels either side; window to front; modern fitted kitchen with breakfast bar; cupboard housing gas central heating boiler; built-in Zanussi oven; Zanussi four-ring gas hob; hood; integrated fridge freezer; integrated washing machine; two ceiling light fittings; fitted carpet in lounge area; tile effect flooring in kitchen area.

BATHROOM

7'3" x 6'3" (2.21m x 1.91m)



Internal room; vanity mounted sink and WC; bath with Mira sport electric shower over; wall mounted chrome towel radiator; ceiling light fitting; tile effect vinyl flooring; extractor fan.

BEDROOM 1

11'1" x 11'0" (3.39m x 3.37m)



Window to rear; ceiling light fitting; fitted carpet; double built-in wardrobe; door to en-suite shower room.

EN-SUITE SHOWER ROOM

6'6" x 6'0" (2.00m x 1.85m)



Window to rear; vanity mounted sink and WC; shower cubicle with mains fed shower; wall mounted towel radiator; ceiling light fitting; vinyl flooring; extractor.

BEDROOM 2

11'1" x 10'1" (3.40m x 3.09m)



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

OUTSIDE



There is an allocated parking space for no 4 and visitor parking.

NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all bathroom and en-suite shower fittings and the built-in oven, hob, hood, integrated fridge freezer and integrated washing machine in the kitchen.

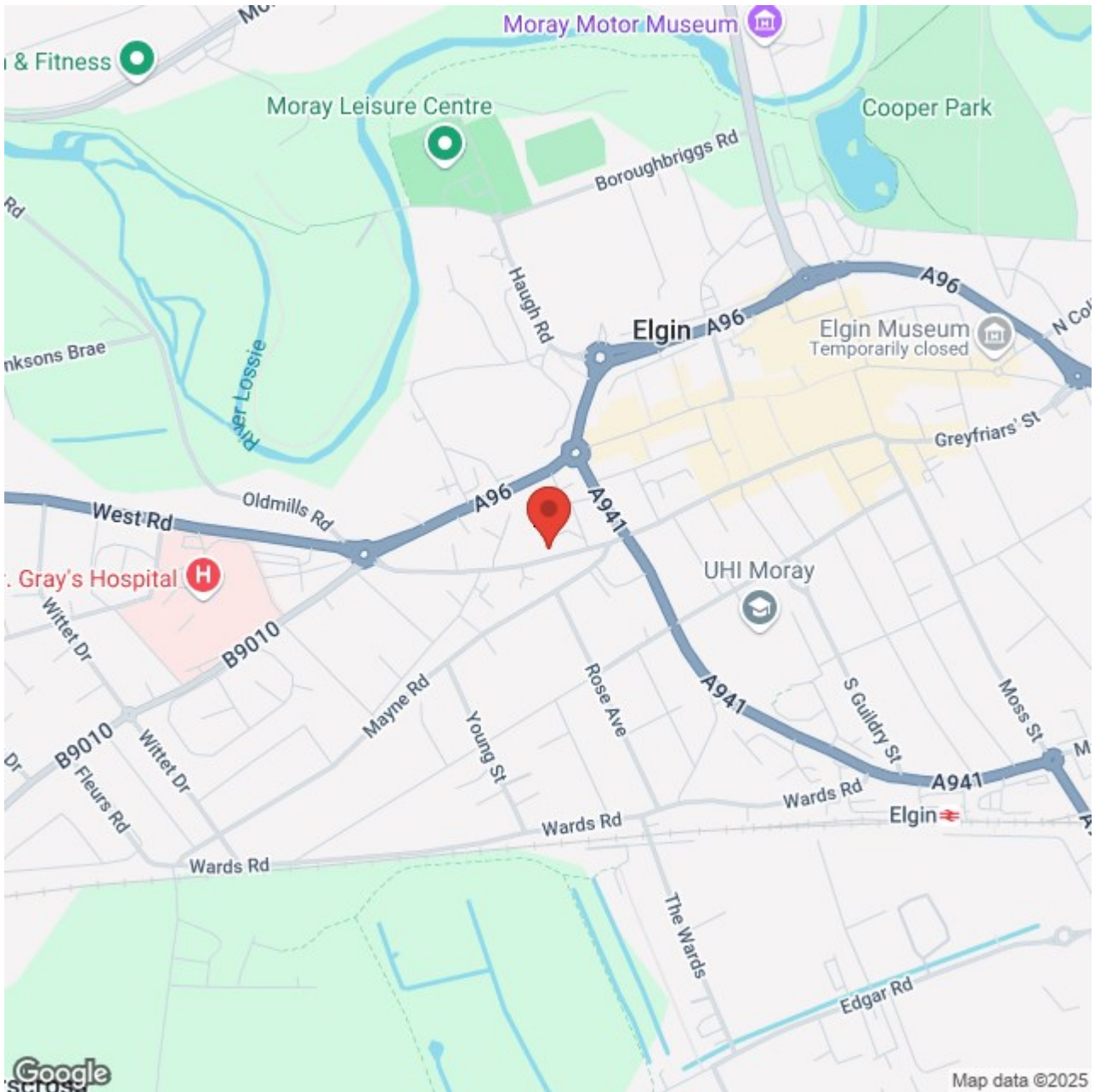
There is a factoring charge of approx £40/month which includes buildings insurance.

There are no guarantees for the kitchen appliances.

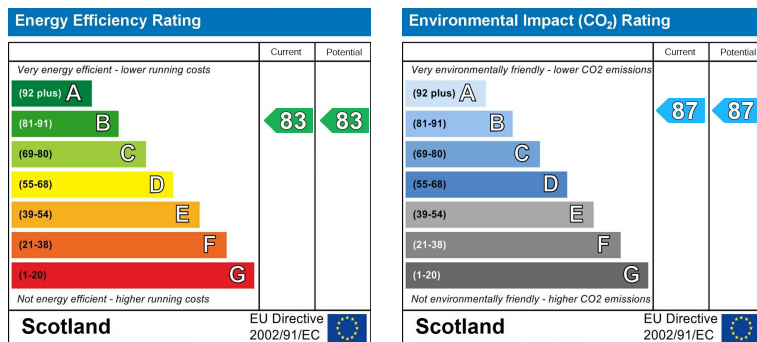
Council Tax Band: C

Viewings: Contact selling agent on 01343 555150

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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