



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**101 Thornhill Drive, Elgin, IV30 6GS**  
**Offers in the region of £130,000**

Modern ground floor flat in immaculate decorative order and situated in a popular residential area of Elgin. The accommodation comprises entrance vestibule, hallway, lounge, kitchen, two bedrooms and bathroom. The property, which has been redecorated throughout and would make an ideal first-time buy or buy-to-let investment, further benefits from private entrance door, double glazing, gas central heating, newly fitted carpets, parking and shared garden grounds.

#### ENTRANCE VESTIBULE

3'6" x 3'1" (1.09m x 0.96m)

Private entrance door; ceiling light fitting; fitted carpet; wooden door leads into hallway.

#### HALLWAY

10'2" x 3'6" (3.11m x 1.09m)

Ceiling light fitting; fitted carpet; built-in storage cupboard housing the electric consumer units; leads to bathroom, bedrooms 1 & 2 and the lounge.

#### BATHROOM

9'10" x 6'2" (3.00m x 1.90m)



Window to side; ceiling light fitting; wall mounted extractor; vinyl flooring; modern three piece suite in white comprising sink, WC and bath with mains fed shower over; wall mounted towel radiator.

#### BEDROOM 1

11'3" x 9'7" (3.43m x 2.94m)



Window to rear; ceiling light fitting; fitted carpet; walk in wardrobe with light, shelving and clothing rails (2.13m x 1.08m).

#### BEDROOM 2

9'10" x 11'1" (3.00m x 3.40m)



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

#### LOUNGE

15'5" x 13'6" (4.71m x 4.13m)

Bay window to front; ceiling light fitting; fitted carpet; leads through to the kitchen.

#### KITCHEN

9'3" at widest x 9'8" (2.82m at widest x 2.97m)

Window to front; ceiling light fitting; vinyl flooring; modern

fitted navy matt & wood effect kitchen; new built-in electric beko oven; new gas hob; hood; space and plumbing for integrated washing machine; space/alcove for fridge freezer; wall mounted Worcester combi boiler.

#### **OUTSIDE**

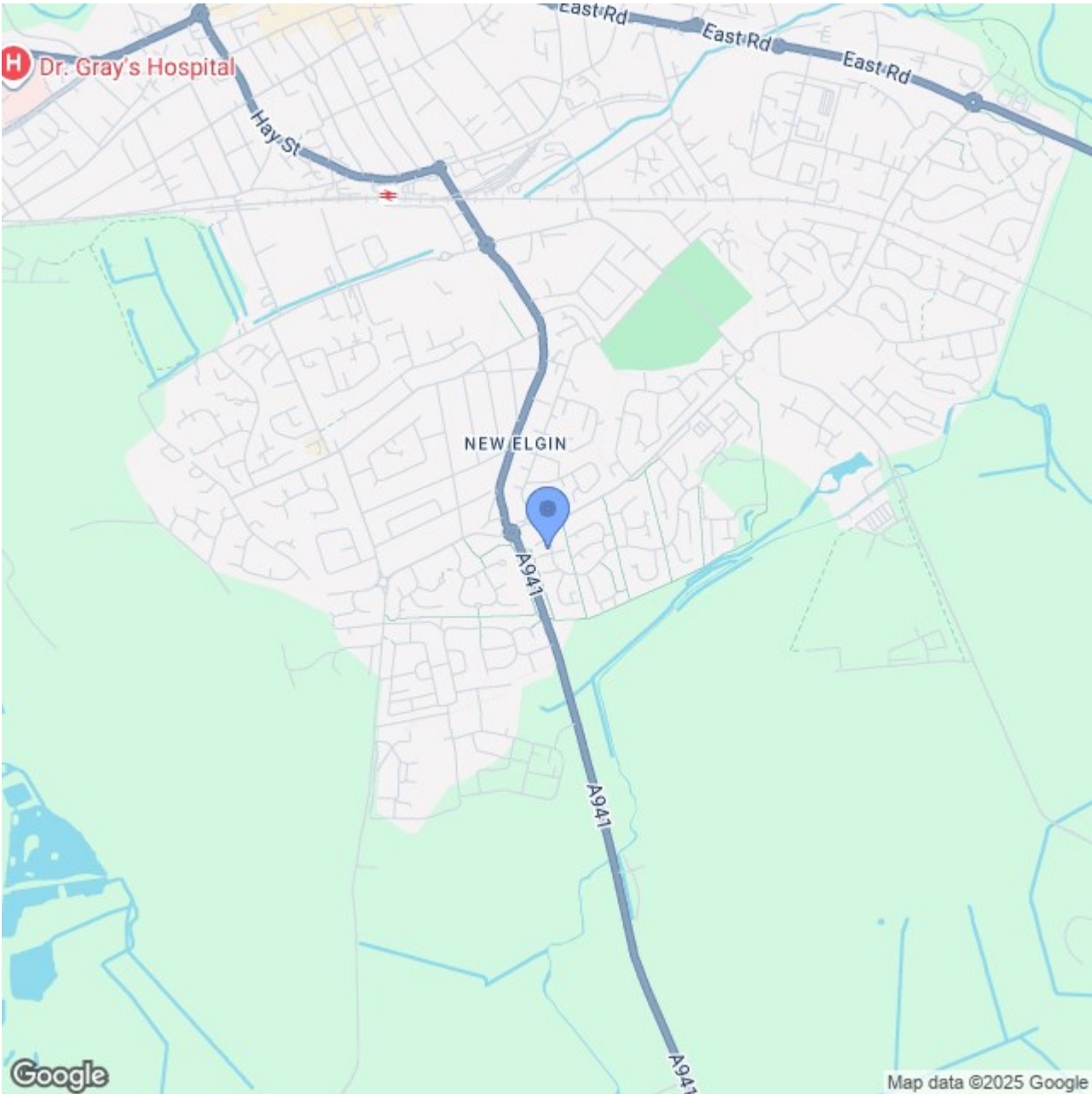
There are allocated parking spaces to the front of the building. The garden grounds surrounding the flat are shared and laid to lawn.

#### **NOTES**

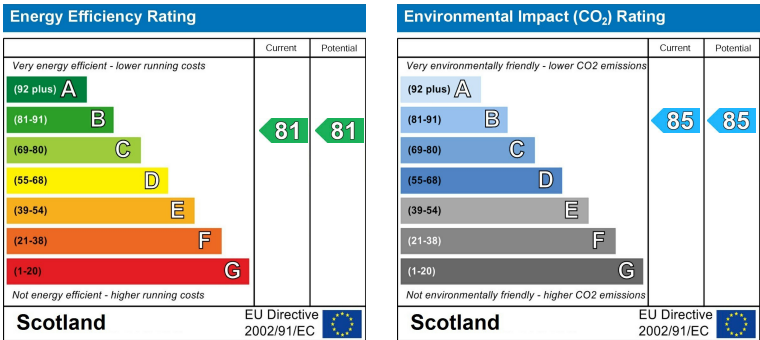
Included in the asking price will be all carpets & fitted floor coverings, all light fittings & shades; all bathroom fittings and the oven, hob & hood in the kitchen.

HOME REPORT VALUATION: £130,000

Area Map



Energy Efficiency Graph



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