



Land Street, Elgin

Fixed Price £115,000 Freehold

Well positioned for local amenities is this 2 Bedroom End Terrace House which benefits from a Rear Garden.

- 2 Bedroom End-Terrace House
- Double Glazing
- Mains smoke alarms and heat detector
- Own Rear Garden
- Gas Central Heating

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2 Bedroom End-Terrace House

Mains smoke alarms and heat detector installed

Rear Garden

Double Glazing

Gas Central Heating

Well positioned for local amenities is this 2 Bedroom End Terrace House which benefits from a Rear Garden.

Ground Floor accommodation comprises a Hallway, Lounge, Kitchen, a Ground Floor Bedroom and a Bathroom. The 1st floor comprises a Double Bedroom.

EPC Rating - E

Entrance to the Property is via front door with single glazed window leading to:

Hallway

Pendant light fitting

Meter box cupboard

Double glazed frosted window to the front

A carpeted staircase leads to the 1st floor landing and Bedroom One.

Fitted carpet

Doors lead to the Lounge and Bedroom Two.

Lounge – 14'8" (4.47) x 11'1" (3.37) max

Ceiling light fitting

Mains smoke alarm

Double glazed window to the front with storage cupboard beneath

Double radiator

T.V point, Sky connection and telephone point

Fitted carpet

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A door leads through to the Kitchen

Kitchen – 14'3" (4.34) x 7'3" (2.20)

Ceiling light fitting

Mains heat detector

2 double glazed windows

Single radiator

Wall mounted cupboards and fitted base units

Integrated gas hob with overhead extractor hood and electric oven

1 ½ style sink with drainer unit and mixer tap

Space to accommodate a washing machine and fridge/freezer

Tiled flooring

A door leads through to the Ground Floor Bathroom and a side entrance door with single glazed windows leads out to a shared pathway which leads to the Rear Garden

Ground Floor Bedroom – 10'10" (3.30) x 7'1" (2.15)

Pendant light fitting

Double glazed window to the rear

Single radiator

Built-in storage cupboard

Fitted carpet

Ground floor Bathroom – 7'3" (2.20) x 5'11" (1.80)

Located off of the Kitchen

Ceiling light fitting

Double glazed window to the side

Double radiator

Pedestal wash basin with mixer tap

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W.C

Bath with shower curtain, electric Mira shower and tiled walls to the bath area

Tiled flooring

1st Floor Accommodation

Landing

Ceiling light fitting

Single glazed skylight window

Shelved storage cupboard

Fitted carpet

Bedroom One – 15'7" (4.74) max into door recess x 9'10" (2.99) max into coombe

Recessed ceiling lighting

Double glazed window to the front

Double radiator

2 built-in storage cupboards

Telephone point

Fitted carpet

Rear Garden

The property benefits from a rear garden and is accessed via a shared gravel pathway to the side of the property.

Council Tax:

Currently Band A

Note 1

All fitted blinds, floor coverings and light fittings are to remain.

Note 2

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective

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Purchasers and or/lessees out to seek their own profession advice.

All descriptions, dimension, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Note 3

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.

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