



**34 Milnefield Avenue, Elgin, IV30 6EL**

**Fixed Asking Price £99,500**

 2  1  1   D

**abs+**  
estateagents

An Ideal investment property presents with this buy to let upper floor flat - with long term tenants in situ.

Enjoying a convenient situation within this well established and popular residential location in New Elgin, this is an upper floor flat with gas fired central heating and double glazing.

The accommodation is well laid out and proportioned with Lounge, Kitchen, Bathroom, 2 double Bedrooms as well as its own separate front door and entrance. In addition, the flat also has a shared garden and garage plus off street parking in front.

#### Entrance Upper Landing

3'8" m x 3'10" m 3'3" m x 6'4" m (1.14 m x 1.19 m 1 m x 1.95 m)

Ground floor entrance with window and downlight. Carpeted staircase with handrail and downlights to the upper landing. The upper landing has a window and meter cupboard

#### Internal Hallway

3'3" x 5'6" and 3'3" x 11'9" (1 x 1.7 and 1 x 3.6)  
Well presented "L" shaped hallway. Ceiling light fitting, radiator and carpet. Boiler cupboard with wall light and wall mounted Worcester combination boiler. Walk in cupboard with coat hooks and power point.

#### Lounge

10'9" x 13'9" (3.3 x 4.2)

Generous and nicely proportioned Lounge with triple front facing windows. Ceiling light fitting, radiator and carpet.

#### Kitchen

8'4" x 9'0" (2.55 x 2.75)

Modern Kitchen with good range of fitted units with triple rear facing window affording an attractive open outlook. Integral oven, gas hob and hood, sink and drainer. Breakfast bar with 2 stools and room for appliances. Ceiling light, radiator and vinyl flooring.





### **Bedroom 1`**

10'9" x 12'5" (3.3 x 3.8)

Generous double bedroom with triple rear facing window. Plenty room for furniture. Ceiling light fitting, radiator and carpet.

### **Bedroom 2**

8'10" x 8'10" (2.7 x 2.7)

Double bedroom with front facing window. Ceiling light, radiator and carpet.

### **Bathroom**

4'11" x 8'6" (1.5 x 2.6)

Bath, wc and wash hand basin. The bath has a shower attachment plus rail and curtain in place. Ceiling light fitting, radiator, Xpelair and vinyl flooring. Window.



### **Garden**

Front garden laid to gravel chips. The shared rear garden is laid to lawn with timber fencing with attractive open outlook.

### **Garage**

8'6" x 17'8" (2.6 x 5.4)

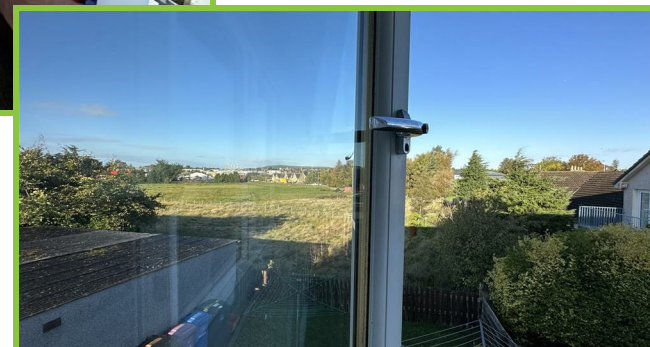
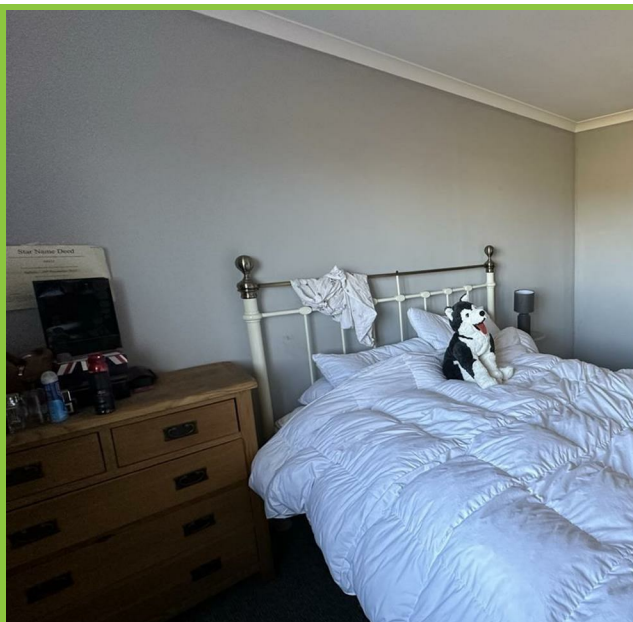
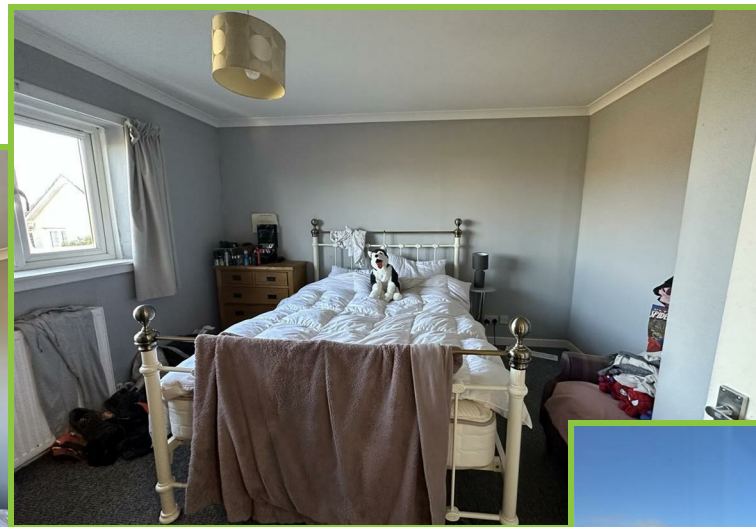
Single garage (4 adjoining garages - the 3rd one of 4 from left to right, goes along with the flat) with up and over door.

### **Fixtures and Fittings**

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price.

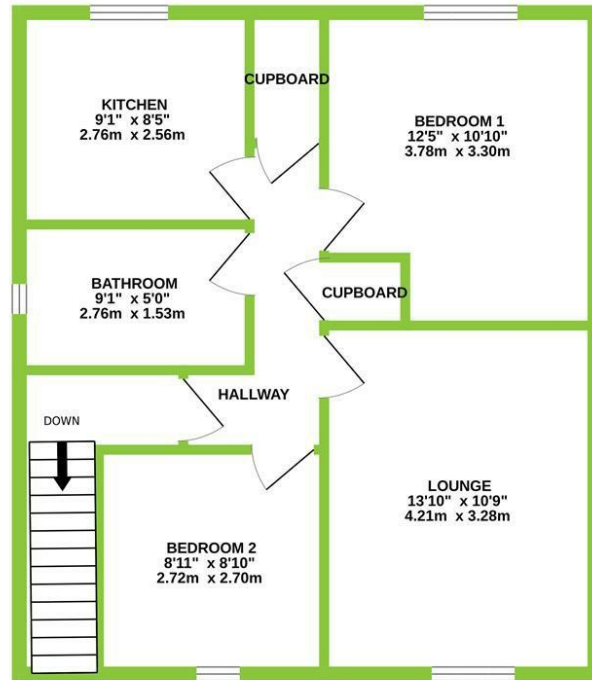
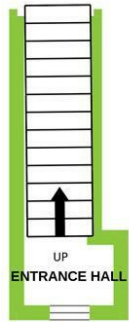
### **Home Report**

The Home Report Valuation as at October, 2023 is £105,000, Council Tax Band B and EPI rating is D. Current rental is £550 pcm.

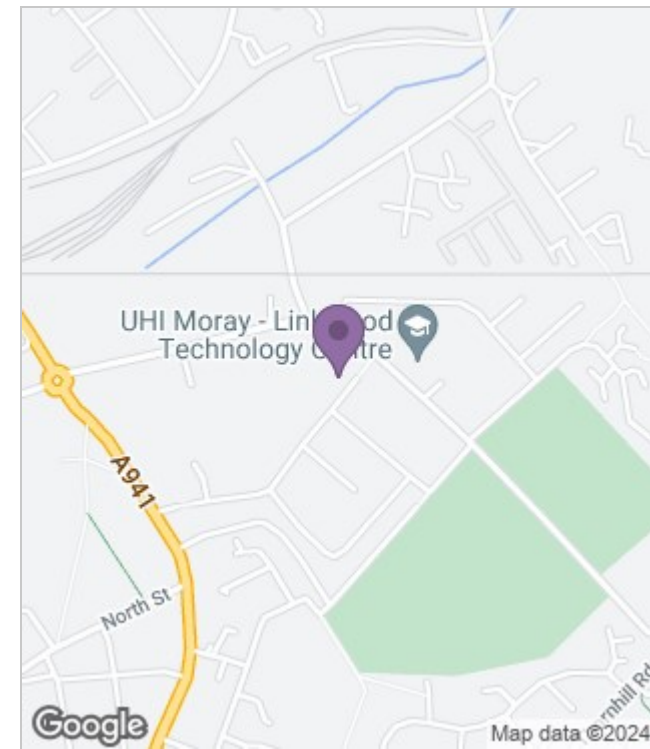


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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.