



5a Main Street, Elgin, IV30 6BQ
Offers In The Region Of £81,000

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estateagents

Welcome to this charming property located on Main Street in the heart of New Elgin. This delightful ground floor flat boasts a cosy reception room, perfect for relaxing or entertaining guests. The property features one lovely bedroom, ideal for a peaceful night's sleep. You'll also find a well-appointed shower room for your convenience.

With a total of 409 sq ft of living space, this property offers a comfortable and manageable layout. Whether you're looking for a starter home or a buy-to-let, this flat provides a warm and inviting atmosphere.

Situated in a convenient location, you'll have easy access to local amenities, shops, and dining options.

Don't miss out on the opportunity to make this charming flat your own. Embrace the simplicity and comfort it offers, and start envisioning the life you could create in this lovely property on Main Street.



Hallway

UPVC stable door leads to the hallway. Doorway to Kitchen and doors to Lounge and Shower Room. Laminate flooring, smoke detector, wall light and radiator.

Kitchen

7'8" x 8'7" (2.35m x 2.62m)

Fitted with a range of 'beech' fronted base and wall mounted units. Work surface with matching splash back. Cooker, washing machine, fridge and gas combi boiler. One and a half bowl sink and drainer with mixer tap, beneath window to the rear. Laminate flooring, triple light fitting and heat detector.





Lounge

12'4" x 15'8" (3.77m x 4.79m)

Well-proportioned lounge with window to the front fitted with curtains. Open fireplace with tiled hearth and wooden mantelpiece. Two arched recessed alcoves at either side with storage cupboards. Radiator, fitted carpet, smoke detector and ceiling light. Door to:-

Bedroom

9'5" x 15'6" (2.88m x 4.74m)

Double Bedroom with window to the front and rear both fitted with curtains. Built-in storage cupboard. Freestanding wardrobe. Fitted carpet, radiator and pendant light.

Shower Room

3'6" x 8'7" (1.09m x 2.62m)

Three piece white suite comprising WC, wash hand basin set in vanity unit and shower cubicle with electric shower. Opaque window to the rear. Shelved storage. Ceramic tiled floor, radiator and light fitting.

Outside

To the front of the property is a low maintenance garden which is laid in gravel with shrub borders. Path leads down the side of the property to the rear garden which is mainly laid in gravel chippings and also has a flower bed and paved patio. Semi-detached stone shed (NB number 3 Main Street shares the path between both properties and 5 Main Street has a right of access across the garden of 5A for wheelie bins etc.)

Home Report

The Home Report Valuation as at May, 2024 is £85,000, Council Tax Band A and EPI rating is D.

Fixtures and Fittings

The fitted floor coverings, curtains and light fittings will be included in the sale price along with the wardrobe, fridge, washing machine and the cooker.



Approx Gross Internal Area
50 sq m / 535 sq ft



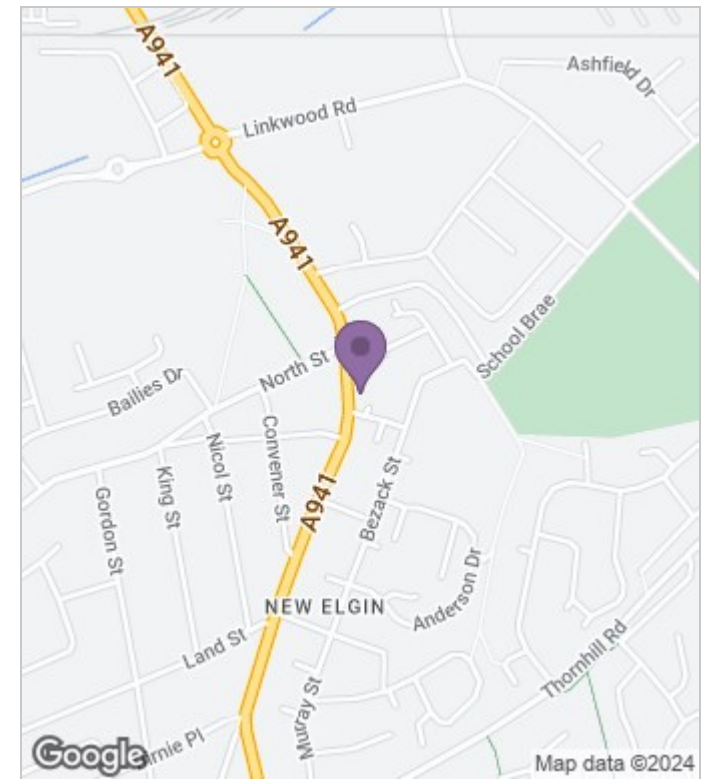
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	