



64 Newmill Road, Elgin, IV30 4AB

Fixed Asking Price £80,000

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estateagents

2 bedroom upper floor flat enjoying a tucked away, yet highly convenient situation across from Johnstons Woollen Mill and close to Cooper Park.

Whilst in need of upgrading and modernisation, it offers excellent potential and is an ideal purchase for someone looking for a project.

With gas central heating and double glazing the accommodation comprises : Entrance Vestibule on ground floor level with stairs up to the landing. Generous Lounge and 2 good double bedrooms along with galley style kitchen and bathroom.

In addition, the flat benefits from a generous low maintenance garden comprising a large section laid with gravel chips and a lawned area with shed.

Hallway

Door at the side of the property leads to the Entrance Hallway with stairs up to the first floor accommodation. Pendant light and radiator. Doors to Bathroom, Kitchen, Lounge and Bedroom 1.

Lounge

14'9" x 12'1" (4.50m x 3.70m)

Twin windows to the front of the property. Baxi Bermuda gas fire with a back boiler. Pendant light fitting, radiator and carpeted flooring. Recessed alcove.

Kitchen

11'9" x 11'1" (3.60m x 3.40m)

Fitted with a basic range of kitchen cabinets and drawers with worksurface fitted. Window to the rear. Stainless steel sink with mixer tap. Washing machine, fridge freezer and electric cooker. Light fitting, radiator and vinyl flooring. Boiler is situated in this room.





Bathroom

8'6" x 5'11" (2.60m x 1.82m)

The bathroom features vinyl flooring and an opaque window. It includes a bath with an overhead electric shower tiled around the bath area. There's a WC, a wash hand basin, radiator, and light fitting.

Bedroom 1

12'3" x 11'11" (3.75m x 3.65m)

Spacious Bedroom with a radiator, light fitting, storage cupboard, and a window.

Bedroom 2

12'3" x 9'10" (3.75m x 3m)

Bedroom 2 includes a radiator, light fitting, built-in wardrobe with sliding doors, and a window.

Outside

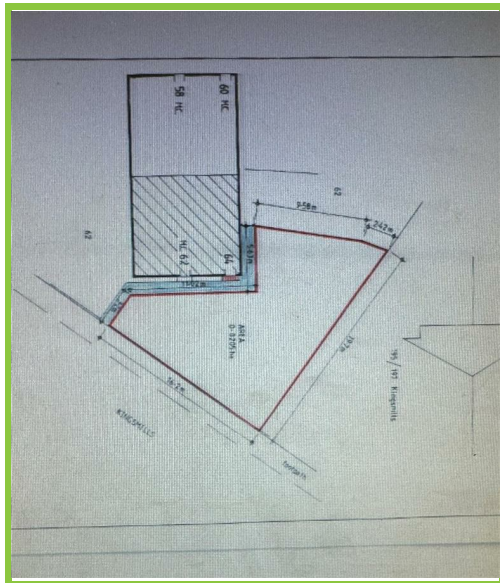
Gravel driveway with off-street parking for several cars. To the rear is an exclusive garden which is laid to lawn and has a wooden shed. There is a shared path with number 62 down the side and rear of the property.

Fixtures and Fittings

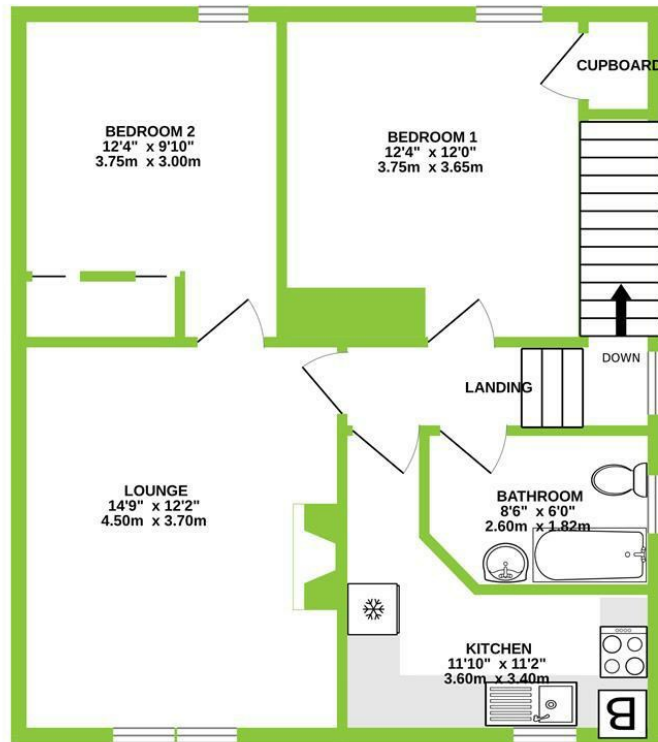
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge/freezer, washing machine and the cooker.

Home Report

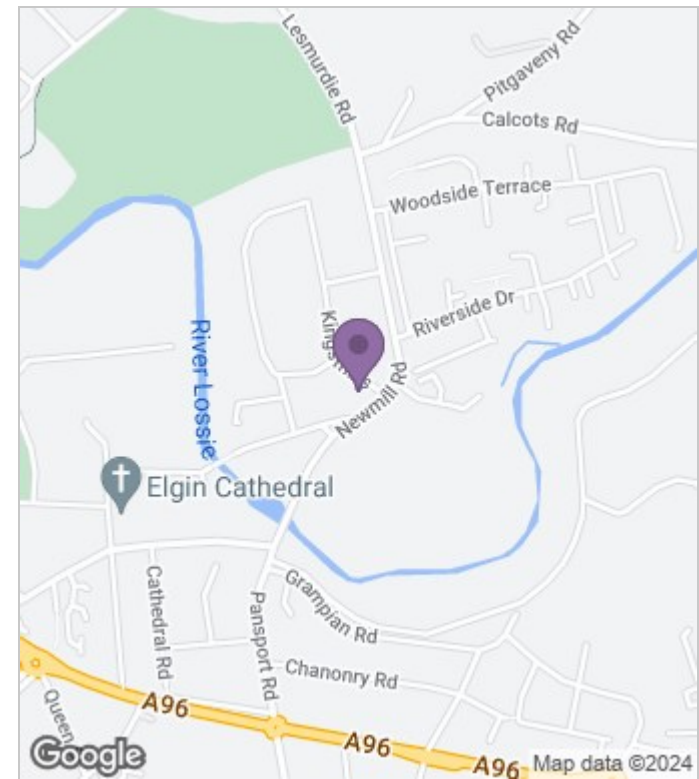
The Home Report Valuation as at June, 2024 is £80,000, Council Tax Band A and EPI rating is C.



FIRST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA - 630 sq.ft. (58.5 sq.m.) approx.
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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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.

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