



**9 Pansport Court, Elgin, IV30 1HN**  
**Offers In The Region Of £90,000**

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**abs**<sup>+</sup>  
estateagents



Welcome to Pansport Court in Elgin! This comfortable ground-floor flat offers a reception room, ideal for relaxing or entertaining guests. With two bedrooms, there is plenty of space for a small family or visiting guests. The property forms part of a small modern development of similar properties and is only a short walk from the town centre.



Built in the 1990s with 667 sq ft of living space, this flat provides a practical layout that meets various needs, whether you're a first-time buyer, looking to downsize, or seeking an investment opportunity.



The property benefits from a shared communal entrance, gas central heating and double glazing, along with shared private parking.



Don't miss the chance to make this flat your new home in the charming town of Elgin!

### Hall

As you enter through the front door, you are greeted by a carpeted hallway that provides access to the lounge, bathroom, and bedrooms. The hallway is fitted with coat hooks, a radiator, pendant light fittings, and includes a storage cupboard.



### Lounge Diner

13'7" x 13'3" (4.16m x 4.06 )

This room is carpeted and offers ample space for both a lounge area and a dining table. It includes a storage cabinet, a radiator, a pendant light fitting, and a window, and provides access to the kitchen.



### Kitchen

7'10" x 10'0" (2.41m x 3.05m)

The kitchen is fitted with vinyl flooring and features a variety of cabinets and plenty of counter space. It is equipped with a washing machine, fridge, and a sink with a drainer. Additional amenities include an oven with hob, an extractor fan, and a boiler. Fitted with a window and bar light fitting.







### **Bathroom**

5'1" x 6'10" (1.55m x 2.10m )

The bathroom is fitted with carpet and includes a bath with a mains shower and a glass divider. It features a WC, a wash hand basin with a wet wall splash back, pendant light fitting, extractor fan, and radiator.

### **Master Bedroom**

9'7" x 9'11" (2.93m x 3.04m )

This double bedroom is fitted with carpet and has a built-in wardrobe with wooden sliding doors. It features a window, radiator, and pendant light fitting.

### **Bedroom 2**

7'4" x 9'11" (2.24m x 3.03m )

This single bedroom is fitted with carpet and includes a built-in wardrobe with wooden sliding doors. It features a window, radiator, and pendant light fitting.

### **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 cooker.

### **Home Report**

The Home Report Valuation as at August, 2024 is £90,000, Council Tax Band B and EPI rating is C.

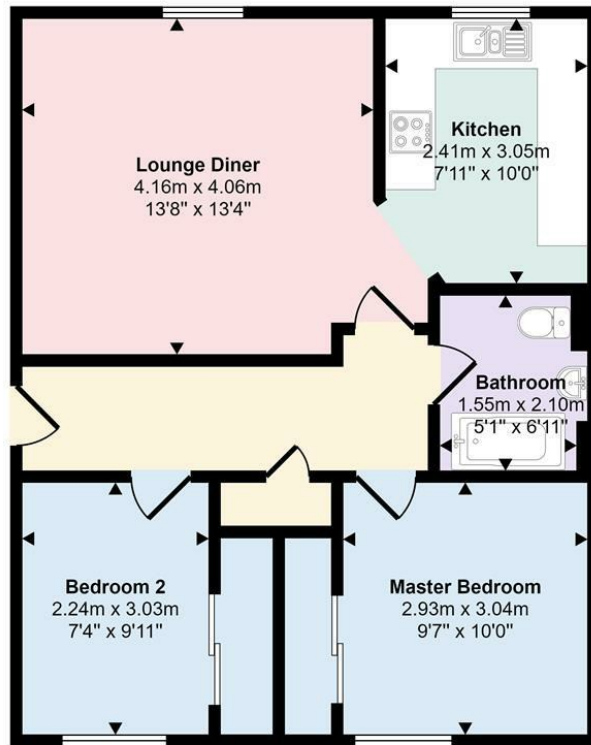
### **Outside**

There is shared private parking to the rear of the property as well as a shared bin store facility. Entrance to the building is via a security system and intercom device.



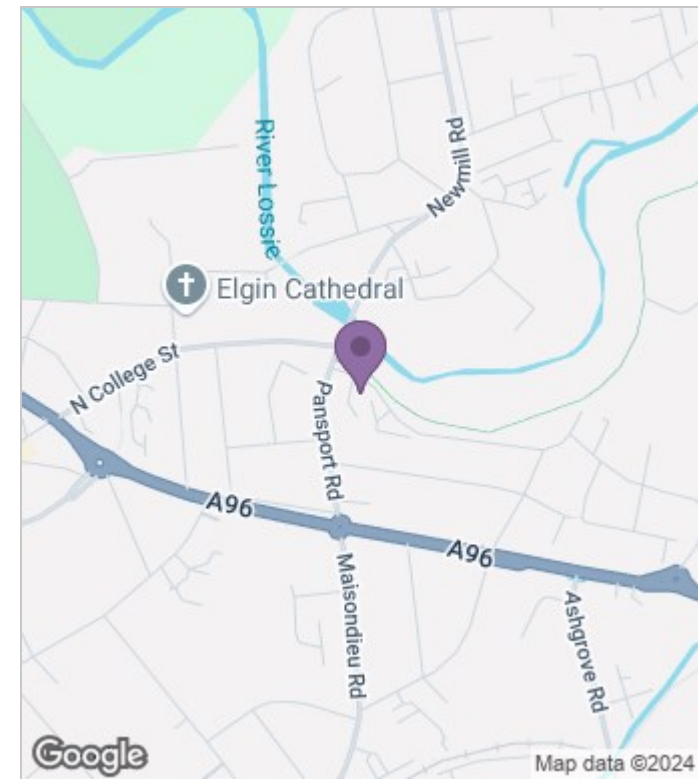


Approx Gross Internal Area  
58 sq m / 623 sq ft



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.



**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>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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