



11 Hill Street, Elgin, IV30 1AL
Offers Over £65,000

 1  1  1  D

 **abs+**
estateagents

Welcome to this charming ground floor flat located on Hill Street, at the foot of Lady Hill and a short walk from Dr Grays Hospital, the High Street and Leisure Centre in Moray's County town. This converted property, dating back to 1900 comprises :- Entrance Hall, Lounge, Kitchen, Bedroom and Shower Room. It further benefits from gas central heating and double glazing and an added extra is the shared garden to the rear which can be handily accessed from the kitchen. In addition, there is a covered Pend which allows the easy transport of the refuse bins etc.

Whether you are looking for a first home, a cosy retreat, or a sound investment opportunity, this flat on Hill Street has the potential to fulfil your needs. Don't miss the chance to own a piece of history in this desirable location. Contact us today to arrange a viewing and make this charming flat your own.

Entrance Hall

2'11" x 11'1" (0.9 x 3.4)

Part glazed door opens into the brightly decorated hall with large double store cupboard. Ceiling light fitting, radiator and wood effect laminate flooring. Door off to the bedroom, lounge and the shower room.

Lounge

13'1" x 11'1" (4m x 3.38m)

The lounge is fitted with wood laminate flooring and features a central ceiling light with fan plus 2 wall-mounted uplights. Arch leading to the kitchen plus a hatch with a glass separator. A recessed alcove provides space for décor and storage, while a recessed window has a storage cupboard beneath it. Fitted with radiator. Also wall mounted boiler in cupboard.

Kitchen

9'1" x 8'5" (2.77m x 2.57m)

The kitchen is fitted with laminate flooring and features various cabinets and drawers for storage plus ample worktops. Integra oven with hob and extractor fan above. Window to rear with kitchen sink and drainer fitted below. Larder fridge and washing machine. Shelved alcove with shelving, light fitting, radiator and wood laminate flooring. Glazed backdoor, which brings in plenty natural light, to the small garden area outside.

Bedroom

8'5" x 8'2" (2.57m x 2.51m)

Single bedroom fitted with wood laminate flooring and features a window with shelving below. It also includes a radiator and a pendant light fitting. Space for wardrobe and furniture.





Shower Room

3'8" x 9'3" (1.12m x 2.82m)

Shower cubicle with an electric shower, wash hand basin and wc. Ladder radiator, shelving, and small window. The ceiling is partially coombed and fitted with recessed lighting. Painted wood panelling to half height and vinyl flooring.

Garden

A Pend from Hill Street leads through to the rear which comprises a small enclosed garden area and yard which is shared between the properties. There is also a line of timber sheds - the last one of which is painted deep brown, is adjacent to the garden and belongs to the flat.

Fixtures and Fittings

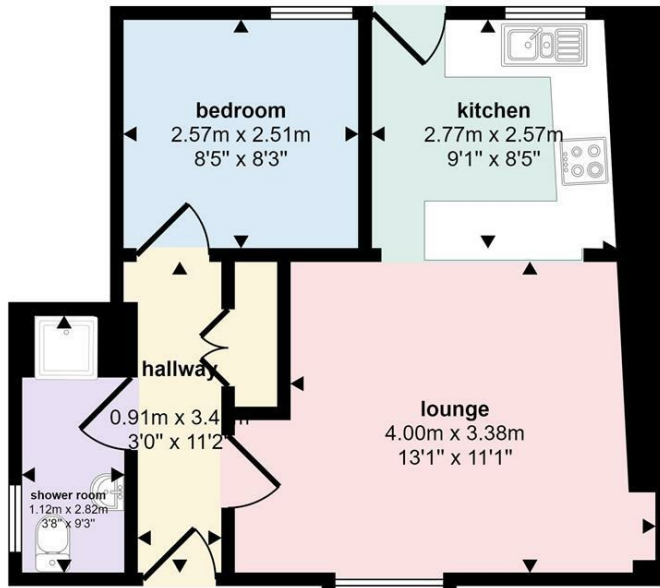
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge and cooker in the kitchen. Other items of furniture can also stay, if required.

Home Report

The Home Report Valuation as at September, 2024 is £65,000 Council Tax Band A and EPI rating is D.



Approx Gross Internal Area
39 sq m / 418 sq ft



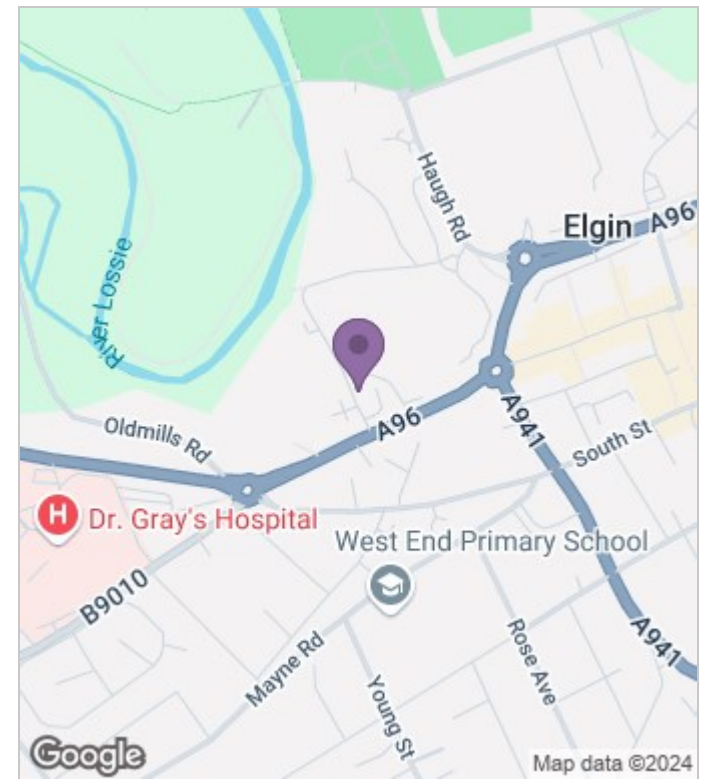
Floorplan

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 firm's 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		77
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	