



1 Hawthorn Court, Elgin, IV30 1PR
Fixed Asking Price £105,000

 1  1  1  D

abs⁺
estateagents

We would recommend an early viewing on this spacious and ideal ground-floor flat which is in walk-in condition and located in Elgin's popular West End, only a short walk from Dr Gray's Hospital and the town centre with all its amenities. The flat benefits from electric heating and double glazing and would be perfect for a first-time purchaser buyer or those looking for a buy-to-let opportunity. The accommodation, which has to be seen to appreciate the generous room sizes, comprises:- Lounge, Dining Kitchen, Bedroom and Bathroom. The original building dates from circa 1900 and was converted in the 1970's.

Entrance Hall

Upvc door with opaque panels leads to the entrance hall. Cupboard housing electricity meter and fusebox. Coat hooks and light fitting. Door to:-

Lounge

15'7" x 12'10" maximum measurements (4.75 x 3.92 maximum measurements) Spacious Lounge with window to the front of the property fitted with vertical blinds. Laminate flooring, light fitting, smoke detector and Dimplex storage heater. Doors to the hallway and Dining Kitchen.

Dining Kitchen

9'0" x 12'10" (2.76m x 3.93m) Well-appointed Kitchen fitted with a range of white base and wall-mounted units complemented by a black work surface and tiled splashback. A one-and-a-half bowl stainless steel sink with mixer tap sits below a front-facing window fitted with vertical blinds, allowing plenty of light. Includes a washing machine, built-in electric oven and grill, hob with extractor hood, and fridge freezer. Features a breakfast bar, Dimplex storage heater, and quadruple light fitting.





Inner Hallway

Pendant light, fitted carpet, smoke detector, large cupboard housing Megaflo water tank and shelving.



Bedroom

13'5" x 12'8" (4.10m x 3.87m)

Good sized double bedroom with window to the rear with built-in blinds. Fitted carpet, spotlight fitting and Dimplex storage heater. Two double wardrobes with mirrored sliding doors, hanging and shelved storage.

Bathroom

8'10" x 9'7" (2.71m x 2.94m)

Well-proportioned Bathroom fitted with a four-piece white suite comprising a double-ended bath with mixer tap, corner shower cubicle with electric shower, semi-pedestal wash hand basin and WC. Chrome accessories, wall mirror, vinyl flooring, X-Pelair, Dimplex panel heater and wall mirror.



Outside

Storage shed under the external staircase to the upper flat and allocated off-street parking. Communal clothes drying area.

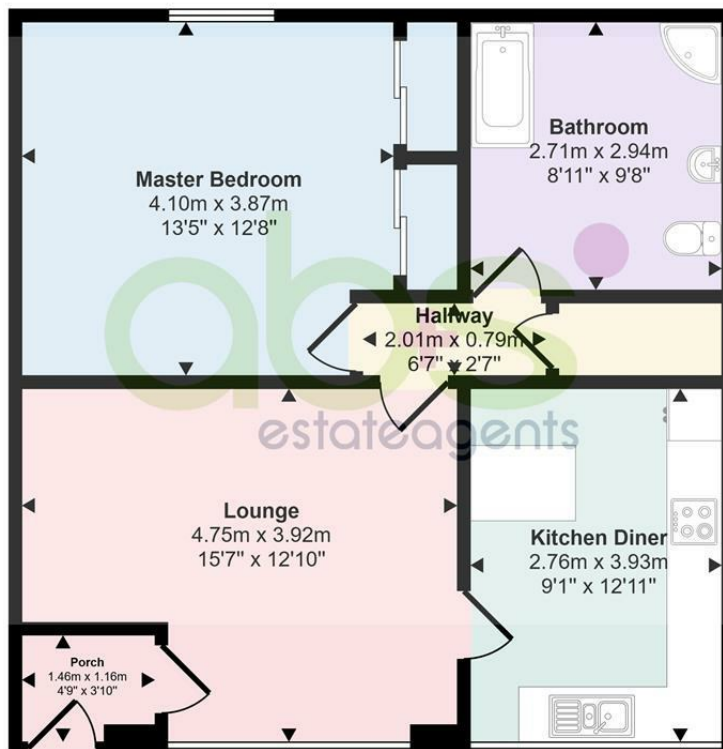
Fixtures and Fittings

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

Home report valuation as of November 2024 is £110,000, the EPI rating is D, and the council tax band is B.

Approx Gross Internal Area
61 sq m / 655 sq ft



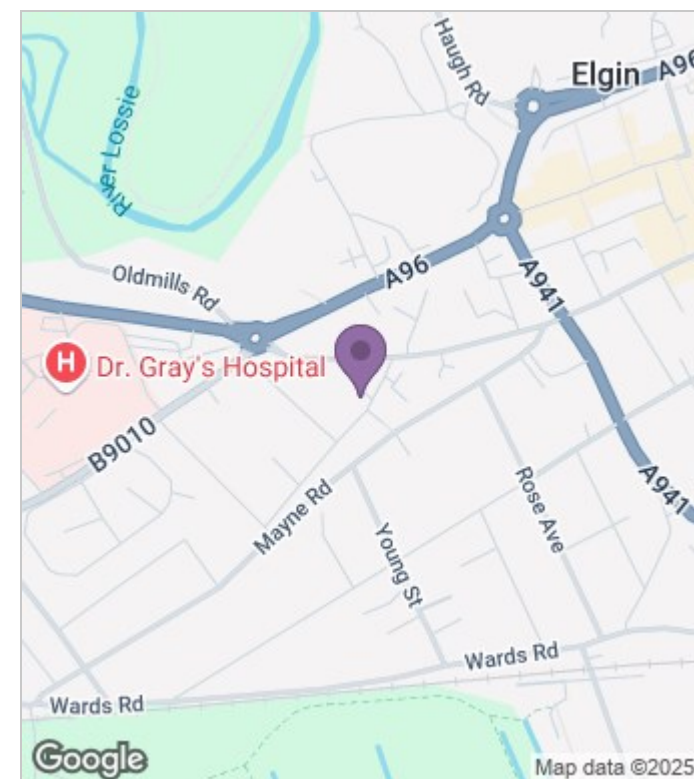
Floorplan

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		78
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	