

55 Hebenton Road  
Bishopmill  
Elgin  
IV30 4ER



## Offers Over £102,000

Located within the popular Bishopmill area in Elgin is this 1 Bedroom Ground Floor Flat which benefits from its Own Private Entrance Door, Allocated Parking Space and its Own 45ft Rear Garden.

The property also benefits from uPVC Double Glazing and a modernised Shower Room suite.

### Features

1 Bedroom Ground Floor Flat

Bishopmill area location

Private Front Entrance Door

Allocated Parking Space

45ft Own Rear Garden

Gas Central Heating with Worcester Gas Boiler

uPVC Double Glazing



Located within the popular Bishopmill area in Elgin is this 1 Bedroom Ground Floor Flat which benefits from its Own Private Entrance Door, Allocated Parking Space and its Own 45ft Rear Garden. The property also benefits from uPVC Double Glazing and a modernised Shower Room suite.

Accommodation comprises a Private Entrance Door, Hallway with 3 storage cupboards, Lounge, Kitchen, a Double Bedroom with fitted wardrobe and a modernised Shower Room suite.

Entrance into the property is via a private side entrance door which leads into the Hallway

Hallway - 9'2" (2.79) max and into door recess x 6'3" (1.89) max

Pendant light fitting

Single radiator

3 built-in storage cupboards, one of which provides space to accommodate a chest freezer

Fitted carpet

Lounge – 13'5" (4.08) x 10'4" (3.15)

Pendant light fitting

uPVC double glazed window to the front

Double radiator

Fitted carpet

Kitchen – 9'11" (3.02) x 5'6" (1.67)

Strip light ceiling fitting

uPVC double glazed window to the rear

Single radiator

Wall mounted cupboards and fitted base units

Integrated gas hob with electric oven and overhead extractor unit

Single sink and drainer unit with an updated multi-functional mixer tap

Space to accommodate a fridge and washing machine

Vinyl flooring

Double Bedroom - 10'4" (3.15) x 9'7" (2.91) plus wardrobe space

Pendant light fitting

uPVC double glazed window to the rear

Single radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Shower Room – 8'3" (2.51) into door recess x 5'9" (1.75)

A modern fitted suite

Ceiling light fitting

A walk-in design shower cubicle with a twin head mains shower and wet wall finish within

Fitted vanity unit with recessed wash basin, fitted mirror with touch screen lighting and chamber socket

Press flush W.C with concealed cistern

A large modern heated towel rail

Fitted cupboard storage unit with pull out drawers within

Wood effect flooring

Garden - 45ft deep approx

A generous sized North/West facing garden

Mostly laid to lawn with a paved seating area

Outside garden tap and a metal shed to the rear

Parking

The property benefits from its own allocated parking space for 1 vehicle

Note 1

All light fittings, fitted blinds & floor coverings are to remain.

Note 2

There is a communal estate factoring fee of approximately £117.00 per annum

# Energy Performance Rate

# Council Tax Band

Currently B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

















**Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.