

22 Batchen Lane
Elgin
Morayshire
IV30 1LY



Offers Over £110,000

Located in the heart of Elgin is the roomy 2 Bedroom Maisonette which also comes with a Garage. The current owner have modernised the Kitchen, Shower Room and Windows.

Features

Central Location in Elgin

Modern Kitchen and Shower Room

Gas Central Heating with Worcester Boiler

Modern uPVC Double Glazing

Garage



Located in the heart of Elgin is the roomy 2 Bedroom Maisonette which also comes with a Garage. The current owner have modernised the Kitchen, Shower Room and Windows.

Accommodation is set across 2 floors and comprises a Hallway, Lounge, a modern fitted Kitchen / Diner, a stylish Shower Room suite and 2 Bedrooms.

Entrance to the property is via a communal entrance door and staircase which leads up to the property. A private entrance door then leads into the property.

Hallway

Ceiling light fitting

Double radiator

Built-in storage cupboard for coats and shoes

A carpeted staircase leads up to the 1st floor landing and Bedrooms

Fitted carpet

Lounge – 17'4" (5.28) max x 12'3" (3.73)

Ceiling light fitting

2 double glazed windows to the front

Double radiator

Sky and telephone point connections

Fitted carpet

Kitchen / Diner – 12'1" (3.68) x 10'7" (3.22)

A modern fitted kitchen comprising a strip light ceiling fitting

Double glazed window

Double radiator

A range of wall mounted cupboards and fitted base units

Integrated electric induction hob with extractor unit

Integrated microwave, oven and fridge/freezer

1 ½ style sink with drainer unit and mixer tap

Space to accommodate a dining table within the room

Vinyl flooring

Ground Floor Shower Room – 7'3" (2.20) into door recess x 6'9" (2.04)

A stylish and modern fitted suite comprising dark anthracite coloured finishings and fittings

A plastic lined ceiling with recessed lighting

Double glazed window

Heated towel rail

A walk-in design shower cubicle with mains twin head shower

Fitted drawer vanity unit with recessed wash basin

Press flush W.C

Wet wall finish to the walls

Vinyl flooring

1st Floor Accommodation

A carpeted staircase with a double glazed window on the half landing leads up to the 1st floor accommodation.

Landing

Ceiling light fitting

A built-in storage cupboard which houses the Worcester gas boiler

A 2nd walk-in style cupboard, fitted with lighting and provides space to accommodate a tumble dryer

Fitted carpet

Bedroom One – 17'7" (5.28) max and plus wardrobe space x 9'6" (2.89) plus window recess

A spacious and roomy master bedroom

2 ceiling light fittings

Double glazed window with a 'perfect fit' roller blind

Double radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bedroom Two – 9'8" (2.94) plus wardrobe space and window recess x 10'7" (3.22)

Pendant light fitting

Double glazed window with a 'perfect fit' roller blind

Double radiator

Built-in double wardrobe

Fitted carpet

Garage and Parking

The property benefits from its own Garage which is located within a block

The owner informs us that the property also gets 1 allocated free parking permit which issued by the Moray Council for owner residents.

Energy Performance Rate

Council Tax Band

Currently B

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <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.