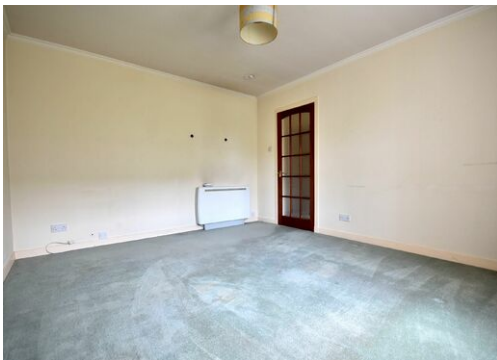


4 Masonic Close
Elgin
Morayshire
IV30 1EJ



Offers Over £100,000

Located in the heart of Elgin and just a few minutes' walk of the main high street and shops is this 2 Bedroom Terrace House. The property benefits from its Own Rear Garden with timber built shed.

Features

2 Bedroom Terrace House

Central Location in Elgin

Double Glazing

Electric Heating

Enclosed Rear Garden

Located in the heart of Elgin and just a few minutes' walk of the main high street and shops is this 2 Bedroom Terrace House. The property benefits from its Own Rear Garden with timber built shed.

Accommodation comprises a Hallway, Lounge, Kitchen / Diner, 2 Double Bedrooms, a Box Room and a Bathroom.

Hallway

Pendant light fitting

Electric storage heater

A carpeted staircase leads to the 1st floor landing

Recessed space beneath the staircase area with coat hook rail

Fitted carpet

Lounge – 13'3" (4.03) x 11'3" (3.42)

Pendant light fitting

2 double glazed windows to the front

Electric storage heater

Fitted carpet

Kitchen / Diner – 16'1" (4.90) plus cupboard space x 8'7" (2.61) max

2 pendant light fittings

3 double glazed windows to the rear

Electric storage heater

Wall mounted cupboards and fitted base units

Single sink with drainer unit and mixer tap

Space to accommodate a free-standing electric cooker, washing machine and fridge/freezer

2 built-in shelved storage cupboards

Vinyl flooring

A rear entrance door leads out to the Garden

1st Floor Accommodation

Landing

Pendant light fitting

Loft access hatch

Wall mounted electric panel heater

Built-in storage cupboard housing the hot water tank

Fitted carpet

Bedroom One – 11'3" (3.42) x 9'9" (2.96) plus wardrobe space

Pendant light fitting

Double glazed window to the front

Electric panel heater

Built-in wardrobe

Fitted carpet

Bedroom Two – 11'4" (3.45) X 9'9" (2.96) plus wardrobe space

Pendant light fitting

Double glazed window to the rear

Electric panel heater

Built-in wardrobe

Fitted carpet

Box Room – 6'4" (1.92) x 4'9" (1.44)

Pendant light fitting

Double glazed window to the front

Fitted carpet

Bathroom – 6'4" (1.92) x 5'5" (1.64)

Ceiling light fitting

Double glazed window to the rear

Electric storage heater

Bath with electric shower and part tiled walls

Pedestal wash basin and W.C

Vinyl flooring

Garden

An enclosed rear garden which is mostly paved

A timber built shed and side access gate

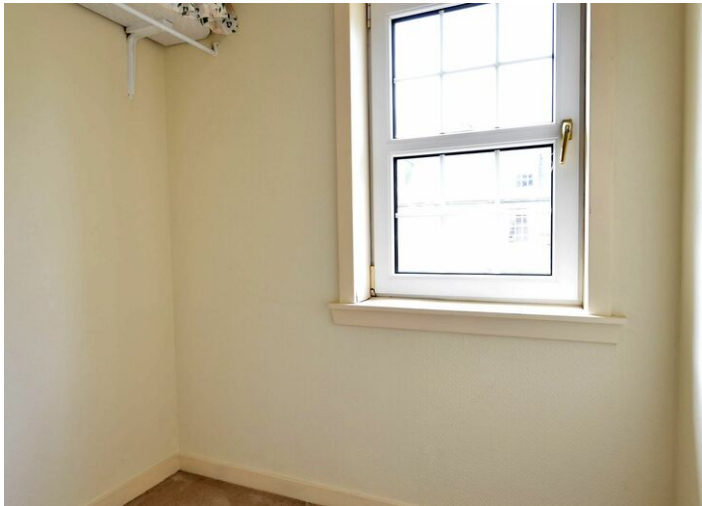
Energy Performance Rate

Council Tax Band

Currently B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	59	
(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.