

3 Lesmurdie House
Elgin
IV30 4JF



Offers Over £170,000

Located within the beautiful Lesmurdie House development which is situated within attractive grounds is this 2 Bedroom Split Level Apartment

Features

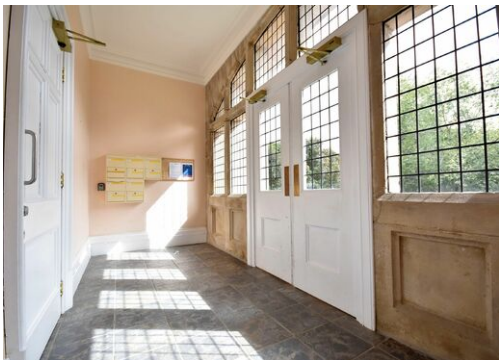
2 Bedroom Split Level Apartment

En-Suite to Master Bedroom

Double Glazing

Gas Central Heating

Allocated and Visitor Parking



Located within the beautiful Lesmurdie House development which is situated within attractive grounds is this 2 Bedroom Split Level Apartment

Accommodation comprises a Hallway, Lounge, Kitchen / Diner and a Bathroom. The 1st Floor comprises a Master Bedroom with En-Suite Shower Room and a further Bedroom.

Access to the Property is via communal entrance hallway with security entrance phone system.

Hallway

Pendant light fitting

Double radiator

A carpeted staircase with an under-stairs storage cupboard leads to the 1st floor landing

Laminate flooring

Lounge – 23'5" (7.13) max and into window recess x 14'9" (4.49) narrowing to 6'7" (1.99)

A spacious room featuring a high corniced ceiling with 3 ceiling light fittings

Large double-glazed sash designed windows looking towards the communal grounds

2 double radiators

Laminate flooring

Kitchen / Diner – 13'3" (4.03) max x 11'1" (3.37) max reducing to 6'9" (2.04)

Ceiling light fitting

Double glazed sash design window

Double radiator

A range of wall mounted cupboards and fitted base units

Integrated gas hob with electric oven and overhead extractor unit

Integrated fridge/freezer

1 ½ style sink with drainer unit and mixer tap

Space to accommodate a washing machine

The boiler is housed within a cupboard wall unit

Tile effect flooring

Bathroom – 6'8" (2.02) x 6'8" (2.02)

Ceiling light fitting

Double radiator

Fitted bath with shower screen and mains shower

Pedestal wash basin and press flush W.C

Part tiled walls

Tile effect flooring

1st Floor Accommodation

Landing

Pendant light fitting

Loft access hatch

Double glazed Velux window over the staircase area

Fitted carpet

Master Bedroom with En-Suite Shower Room – 14’7” (4.44) max reducing to 11’5” (3.47) plus wardrobe space x 9’6” (2.89)

Benefiting from an En-Suite Shower Room
Pendant light fitting
Double glazed Velux window
Single radiator
Built-in wardrobes and storage cupboard
Fitted carpet

En-Suite – 6’9” (2.04) x 5’6” (1.67)

Ceiling light fitting
Double glazed Velux window
Double radiator
Shower cubicle with tiled walls within and mains shower
Pedestal wash basin and press flush W.C
Part tiled walls
Tile effect flooring

Bedroom Two – 12’8” (3.86) plus wardrobe space x 9’ (2.74) max

A double bedroom
Pendant light fitting
Double glazed Velux window
Single radiator
Built-in wardrobes
Fitted carpet

Communal Gardens

Lesmurdie House benefits from spacious communal gardens

Parking

The property benefits from an allocated parking space
There is also visitor parking available

Note 1

All Light Fittings, Fitted Floor Coverings & Fitted Blinds are to remain.

Note 2

There is a communal factoring maintenance of £150.00 per month approximately which also includes the buildings insurance.

Energy Performance Rate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Council Tax Band

Currently D







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.