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High Street, Elgin, Moray

BELVOIR!

Offers over £80,000



A characterful one-bedroom first and second-floor maisonette situated within a traditional three-storey building in the heart of Elgin.

The accommodation comprises an entrance hallway, first-floor hallway, living room and kitchen with a second-floor landing, double bedroom and shower room. The kitchen has previously been upgraded and the property benefits from modern-style electric panel heaters.

Situated on the High Street in Elgin, its central position provides convenient access to the town's shops, services and facilities. Elgin further benefits from primary and secondary schools, Dr Gray's hospital and a wide range of transport links for onward travel.





Entrance

Access to the property is via an external wooden door which leads into a vestibule area from there carpeted staircase leads up to the first floor landing.
Ceiling light fittings.
Double glazed window to the rear aspect.

Hallway 2m x 0.96m (6'7" x 3'1")

Inner hallway which leads through to the kitchen and the lounge.
Wooden flooring.
Ceiling light fitting.
Hard wired smoke detector.



Kitchen 2.5m x 3.5m (8'2" x 11'6")

Stylish kitchen fitted with grey gloss units and complimentary work surface.
Sink with drainer.
Double glazed window to the front aspect.
Wooden flooring.
Ceiling light fitting.
Wall mounted electric heater.
Integrated appliances include; under counter fridge and freezer, electric oven, induction hob with overhead extractor hood and a washing machine.
Wall mounted electric heater.
Mains heat alarm.

Lounge 4.38m x 4.12m (14'5" x 13'6")

Bright lounge with double glazed window to the front aspect.
Wooden flooring.
Feature brick fire surround flanked by alcove display storage.
Statement light fitting.
Mains smoke alarm.
Wall mounted electric heater.



Stairs/Landing

A carpeted staircase leads up to the 2nd floor accommodation.
A bright landing leads off to the bedroom and shower room.
Useful storage cupboard with sliding doors and a further cupboard housing the hot water tank.
Two ceiling light fittings.
Mains smoke detector.

Shower room 1.58m x 2.8m (5'2" x 9'2")

Recently fitted shower room with wooden dormer window to the front aspect.
White three piece suite comprising wash hand basin, toilet and cubicle with electric shower unit.
Electric ladder style towel heater.
Vinyl flooring.
Ceiling light fitting.
Extractor fan.

Bedroom 4.41m x 4.22m (14'6" x 13'10")

Bright spacious dual aspect double bedroom with views of Lady Hill.
Fitted carpet.
Ceiling light fitting.
Wall mounted electric heater.



