



**Harper
Macleod LLP**
Estate Agents & Solicitors



23 South Guildry Street, Elgin, IV30 1QN
Offers over £105,000

Ground floor two bedroom flat situated in the heart of Elgin and a short walk to the town centre and railway station. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, two double bedrooms & bathroom. The property further benefits from double glazing, gas central heating & rear courtyard garden.

ENTRANCE VESTIBULE

4'7" x 3'9" (1.40m x 1.16m)

Wooden & glazed entrance door; fitted carpet; ceiling light fitting.

HALLWAY

Fitted carpet; ceiling light fitting.

LOUNGE

11'8" x 11'7" (3.58m x 3.55m)

Window to front; sandstone fire surround with open fire place & electric fire; fitted carpet; ceiling light fitting.

BEDROOM 1

12'7" x 10'7" (3.86m x 3.25m)

Window to front; double built-in wardrobes; built in storage cupboard; fitted carpet; ceiling light fitting.

BEDROOM 2

10'7" x 9'6" (3.24m x 2.90m)

Window to rear; double built-in wardrobe; fitted carpet; ceiling light fitting.

DINING KITCHEN

11'6" x 9'8" (3.53m x 2.96m)

Window to rear; fitted kitchen in grey; built-in single electric oven; 4 ring gas hob & hood; plumbed in candy washing machine; Beko fridge freezer; vinyl flooring; ceiling light fitting.

REAR VESTIBULE

Door to rear garden; wall mounted central heating boiler; vinyl flooring; ceiling light fitting.

BATHROOM

8'5" x 7'7" (2.57m x 2.32m)

Two windows to rear; vanity mounted sink; WC & bath with tap/shower attachment; vinyl flooring; ceiling light fitting.

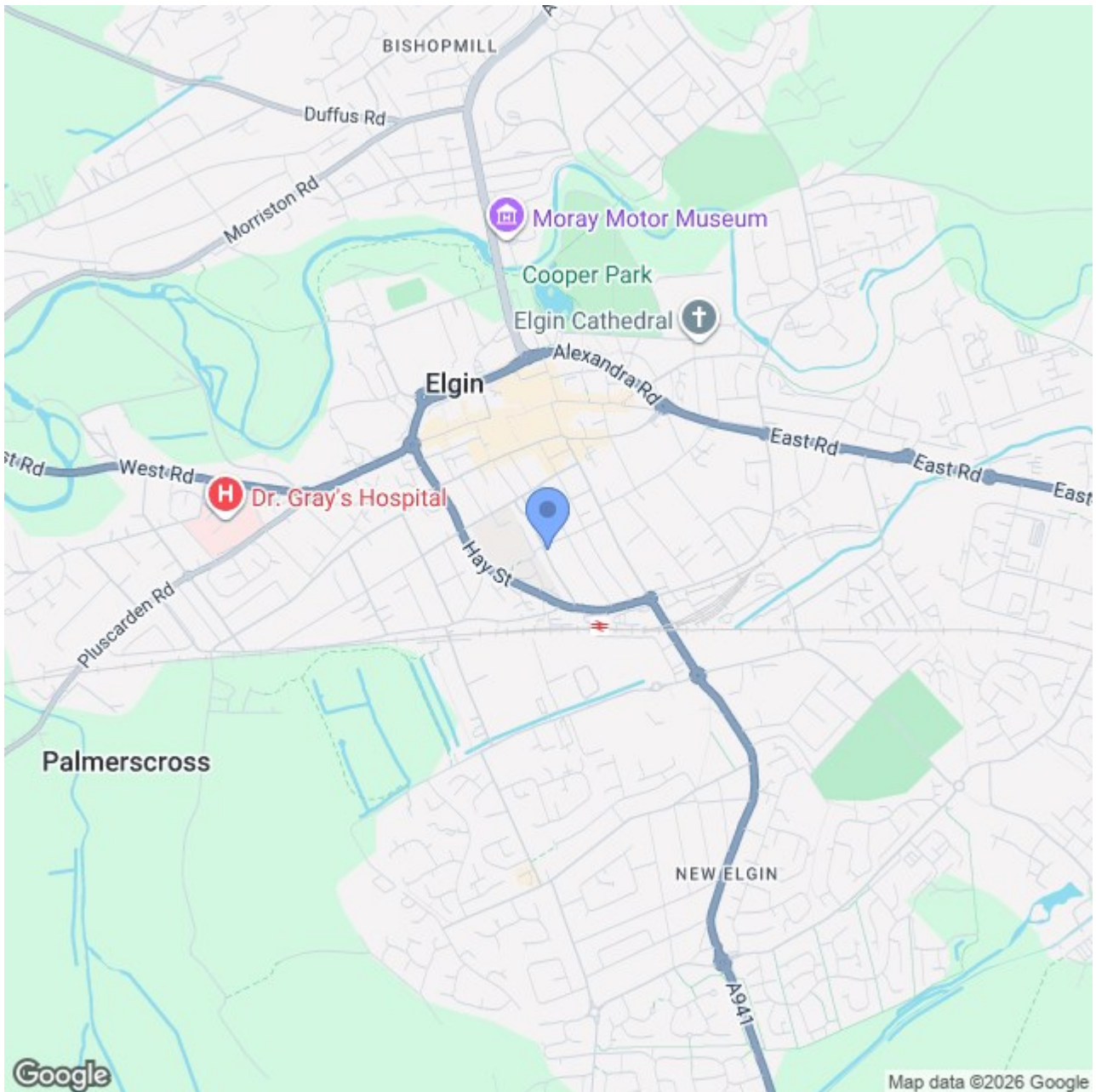
OUTSIDE

The rear garden is bound by high walls & is fully paved.

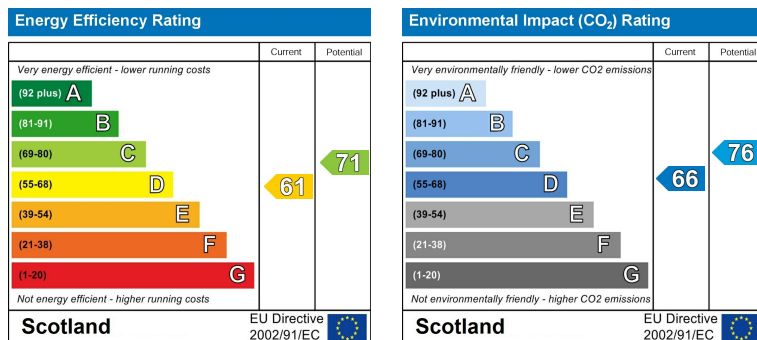
NOTES

Included in the asking price is all carpets and fitted floor coverings; all light fittings; all bathroom fittings; the oven; hob & hood; Candy washing machine; Beko fridge freezer in the kitchen.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>