

14 Glamis Place
Elgin
Moray
IV30 8UJ



Offers Over £155,000

A modern and spacious 2 Bedroom 1st Floor Flat which benefits from its Own Private Entrance Door and a Shared Garden area at the rear.

Features

2 Bedroom 1st Floor Flat

Grey coloured floor coverings

Triple Glazing

Gas Central Heating

Communal Parking to the front

Shared Garden Area



A modern and spacious 2 Bedroom 1st Floor Flat which benefits from its Own Private Entrance Door and a Shared Garden area at the rear.

Accommodation comprises an Entrance Hallway, Main Hallway, Lounge featuring a 'Juliet Balcony', Kitchen / Diner with integrated appliances, 2 Double Bedrooms both with built-in Wardrobes and a Bathroom.

Entrance to the property is at the rear via a private entrance door which leads into:

Entrance Hallway
Ceiling light fitting
Triple glazed window to the side
Single radiator
Meter box cupboard
Vinyl flooring

A carpeted staircase leads up to the main hallway.

Hallway
2 pendant light fittings
Loft access hatch
Single radiator
Walk-in storage cupboard 5'8" (1.72m) x 3'11" (1.19m) fitted with lighting, double power point and telephone point within
Fitted carpet

Lounge – 13' (3.96) plus door recess x 13'4" (4.06) max
Featuring a 'Juliet' design balcony to the front and an open plan design to the kitchen
Ceiling light fitting
Triple glazed double doors with fitted Venetian blinds are to the front with a 'Juliet' design balcony
Double radiator
Fitted carpet

Kitchen / Breakfast Room – 11'5" (3.47) max x 10'5" (3.17)
Ceiling light fitting
Triple glazed window to the front
Single radiator
Wall mounted cupboards and fitted base units
1 ½ style sink with drainer unit and mixer tap
Integrated appliances include an induction hob with electric oven, microwave, fridge/freezer, washing machine and dishwasher.
There is space within the room to accommodate a dining / breakfast table to the corner
Vinyl flooring

Bedroom One – 10'11" (3.32) max into door recess x 9'8" (2.94)
Pendant light fitting
Triple glazed window to the rear
Single radiator
Built-in double wardrobe with sliding mirrored doors
Fitted carpet

Bedroom Two – 10'11" (3.32) max into door recess x 8'11" (2.72)

Pendant light fitting

Triple glazed window to the rear

Single radiator

Built-in double wardrobe with sliding mirrored doors

T.V point

Fitted carpet

Bathroom – 9'9" (2.96) max x 6' (1.83) max

Recessed ceiling lighting

Triple glazed frosted window to the side

Heated chrome style towel rail

Fitted vanity unit with recessed wash basin and W.C with a concealed cistern, fitted mirror and shaver point above

Bath with folding shower screen, mains shower and part tiled walls

Half height tiled walls to the remainder of the room

Vinyl flooring

Outside Shared Garden

Property benefits from a shared rear garden area, there is a small timber built storage shed which is to remain.

Parking

Communal parking is at the front of the property and each flat has 2 spaces per property.

Council Tax:

Currently Band C

Note 1

All fitted blinds, floor coverings, light fittings and the small garden shed are to remain.

Note 2

There is a communal factoring charge of approximately £13.38 per month. This also covers the maintenance of the rear garden being maintained.

Energy Performance Rate

Council Tax Band

Currently C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(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.