



High Street, Elgin, IV30 1DW
Offers Over £105,000

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Located in the heart of Elgin, this delightful new build second floor apartment offers a unique opportunity to reside in a beautifully restored landmark building that's the talk of the town.

This delightful two bedroom apartment is perfect for those seeking modern living combined with historical elegance.

The property boasts a contemporary design while retaining the external character of its original architecture.

With modern interiors and an abundance of natural light, the flat provides a welcoming atmosphere for both relaxation and entertaining.

Convenience is at your doorstep, as this residence is ideally situated close to excellent travel links and a variety of local amenities. Whether you are looking to explore the vibrant town centre or enjoy the tranquillity of nearby parks, this location caters to all lifestyles.

Accommodation comprises Open plan Lounge/ Kitchen, Double bedroom, single bedroom/study and a stylish shower room.

The property further benefits from an air source heat pump and double glazing.

EPC Rating B

Communal entrance

The communal entrance is located on the High Street and is secured with a video intercom and is shared amongst the four apartments.

There is a bicycle storage area for each property.

Hallway

The apartment is entered via a secure door from the communal stairwell.

Spacious storage cupboard which also houses the hot water tank and consumer unit.

Recessed ceiling spotlights.

Wood effect laminate flooring.

Central heating radiator.

Kitchen/Living room 11'5" x 18'8" (3.48 x 5.7)

Bright open plan living space with a modern fitted kitchen with three large windows to the front and side aspects.

The kitchen has been fitted with integrated appliances including a Fridge freezer, electric double oven, induction hob with extractor hood, microwave and a washing machine.

There are ample wall and base units with complimentary worktop area.

Stainless steel sink with drainer.

Two central heating radiators.

Recessed ceiling spotlights.

Wood effect laminate flooring.

Bedroom 1 12'2" x 9'1" (3.73 x 2.77)

Spacious double bedroom with window to the rear aspect.

Central heating radiator.

Wood effect laminate flooring.

Ceiling light fitting.

Ample space for bedroom furniture.

Bedroom 2 8'7" x 6'8" (2.64 x 2.04)

Single bedroom with window to the rear aspect.

Central heating radiator.

Wood effect laminate flooring.

Ceiling light fitting.

Shower room 7'11" x 5'5" (2.43 x 1.66)



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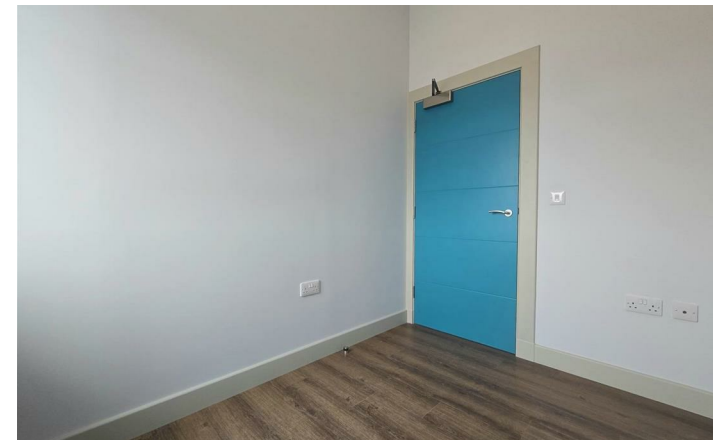
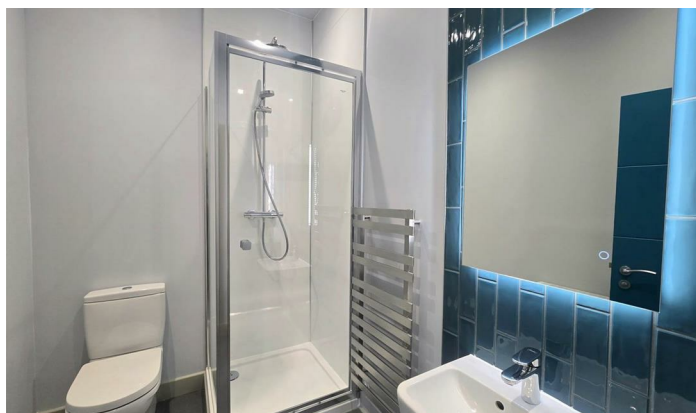
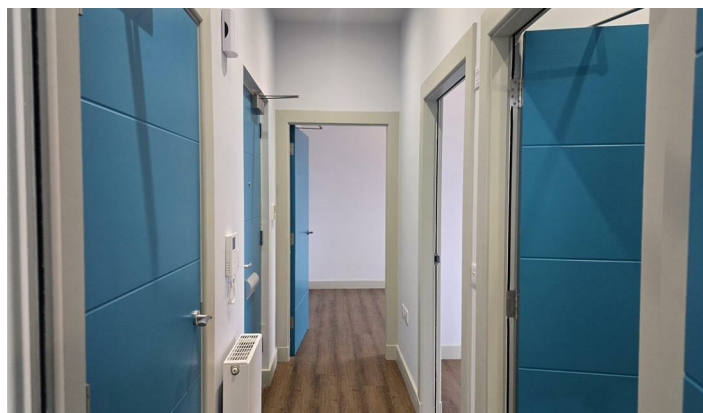
Contemporary shower room comprising shower cubicle,
wash hand basin and toilet.

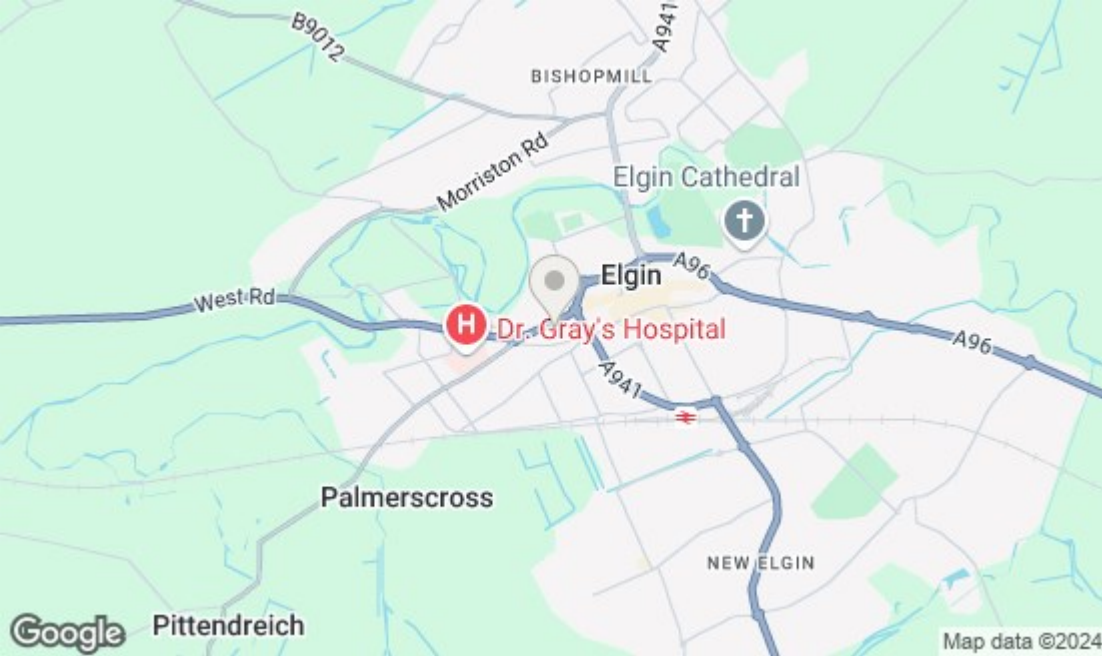
Recessed spotlight and illuminated mirror.

Opaque window to the front aspect.

Vinyl flooring.

Heated towel radiator.





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