



22 Corgarff Road, Elgin, IV30 8BH
Offers over £160,000

Modern first floor flat in excellent condition throughout and with lovely open views from the open plan lounge and kitchen. The accommodation comprises entrance hallway, open plan lounge/dining kitchen, two double bedrooms & bathroom. The property further benefits from double glazing, air source heating & off-street parking.

ENTRANCE HALL

6'1" x 5'9" (1.86m x 1.77m)

Window to side, cupboard housing the electric consumer units, coir matt floor, ceiling light fitting.

HALLWAY

Spacious storage cupboard, fitted carpet, two ceiling light fittings.

OPEN PLAN LOUNGE/DINING KITCHEN

Window to rear, fitted kitchen in contemporary dark grey built-in electric oven, microwave, 4 ring gas hob & hood, integrated dishwasher, washer dryer & fridge freezer, Amtico flooring, two ceiling light fittings.

LOUNGE AREA

14'1" x 12'10" (4.30m x 3.92m)

KITCHEN AREA

11'6" x 10'7" (3.51m x 3.24m)

BEDROOM 1

10'8" x 9'7" (3.27m x 2.94m)

Window to front, double built-in wardrobe, fitted carpet, ceiling light fitting.

BEDROOM 2

10'10" x 9'7" (3.31m x 2.93m)

Window to front, double built-in wardrobe, fitted carpet, ceiling light fitting.

BATHROOM

8'2" x 5'10" (2.50m x 1.80m)

Window to side, sink, WC & bath with mains shower over, wall mounted towel radiator, wood effect flooring, inset ceiling spotlights.

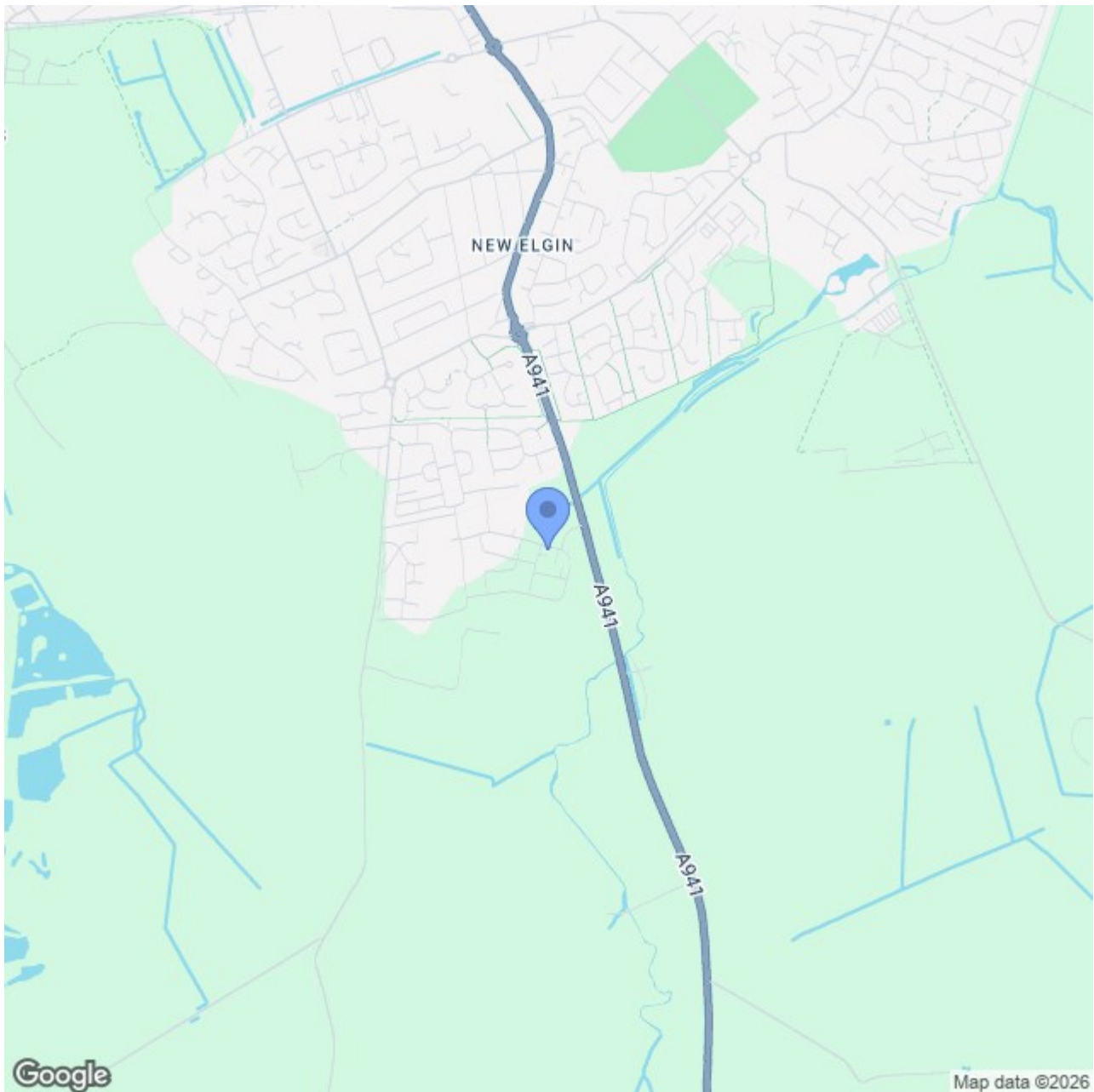
OUTSIDE

The property is set in well tended communal garden grounds with off-street parking.

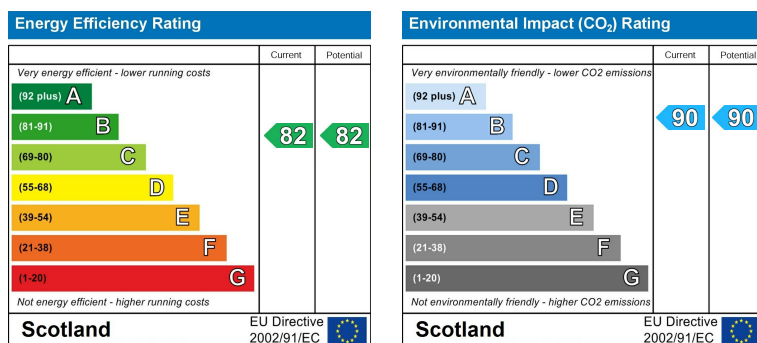
NOTES

Included in the asking price is all carpets and fitted flooring coverings, all light fittings, all bathroom fittings, the oven, hob & hood, the integrated dishwasher, washer dryer & fridge freezer.

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.

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