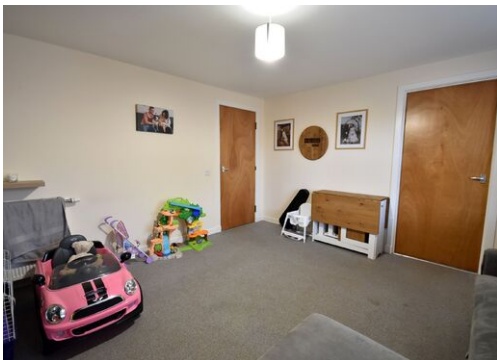


89 Barlink Road  
Elgin  
Morayshire  
IV30 6HN



**Offers Over £110,000**

Located within close proximity to Elgin's local amenities is this 2 Bedroom Ground Floor Flat which benefits from its Own Garden and Communal Parking to the front.

### **Features**

2 Bedroom Ground Floor Flat

Double Glazing

Air Source Central Heating

Rear Garden with Shed

Communal Parking to the Front

**Located within close proximity to Elgin's local amenities is this 2 Bedroom Ground Floor Flat which benefits from its Own Garden and Communal Parking to the front.**

**Accommodation comprises a Private Entrance Door, Entrance Vestibule, Hallway, Lounge, Kitchen, 2 Bedrooms and a Bathroom.**

Access to the Property is via a private entrance door which leads into an Entrance Vestibule.

**Entrance Vestibule: 5'9" x 4' (1.75 x 1.21)**

Pendant light fitting

Single radiator

Vinyl flooring

**Main Hallway**

Pendant light fitting

Single radiator

Built-in storage cupboard

Vinyl flooring

**Lounge: 13'5" x 13'1" (4.08 x 3.98)**

Pendant light fitting

Double glazed window to the front aspect

2 double radiators

Fitted carpet

**Kitchen: 9'10" x 11'3" (2.99 x 3.42)**

Ceiling light fitting

Double glazed window to the front aspect

Double radiator

Wall mounted cupboards & fitted base units with roll top work surfaces & single sink with drainer unit & mixer tap

Space to accommodate a washing machine, dishwasher & a free standing cooker/oven (to remain)

Space to one corner for a fridge freezer (to remain)

Vinyl flooring

**Bedroom 1: 10'11" x 10'11" plus wardrobe space (3.32 x 3.32)**

Pendant light fitting

Double glazed window to the rear aspect

Double radiator

Built-in wardrobe

Fitted carpet

**Bedroom 2: 10'11" x 7'3" plus wardrobe space (3.32 x 2.2)**

Pendant light fitting

Double glazed window to the rear aspect

Built-in wardrobe

Fitted carpet

**Bathroom: 11'3" maximum x 6'8" (3.42 x 2.02)**

Ceiling light fitting

Double glazed window to the side aspect

Double radiator

3 piece suite with tiled walls, mains shower, curtain & rail to the bath area  
Electric shaver point  
Built-in cupboard with hanging & shelf space within  
Vinyl flooring

### **Outside Accommodation**

#### **Rear Garden**

The property benefits from its own section of Garden with a metal shed in place at the rear.

#### **Parking**

The property benefits from off-street communal parking to the front.

#### **Note 1**

All light fittings & floor coverings are to remain. The kitchen white goods and metal shed are also included as part of the sale and are to remain.

#### **Note 2**

There is a communal factoring fee of approximately £12.00 per month.

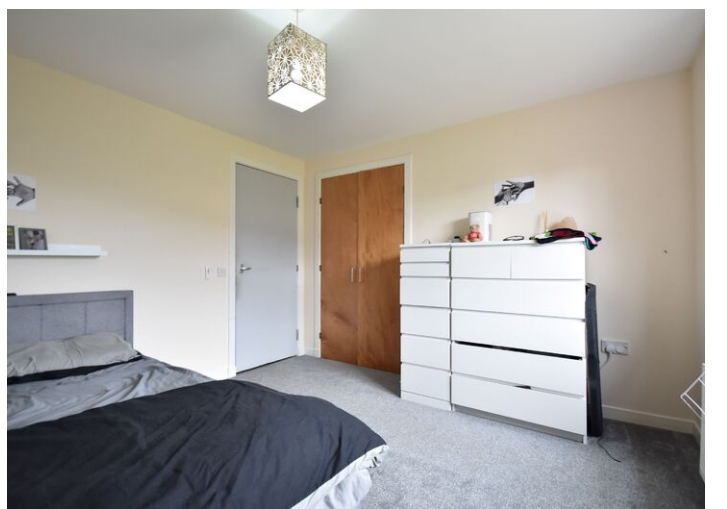


# Energy Performance Rate

# Council Tax Band

Currently B

| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 78      | 79        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <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.