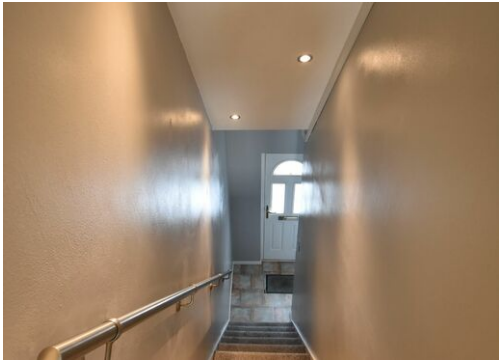


3 Ashfield Drive,

Elgin,

IV30 6HF



Offers Over £115,000

Benefiting from its own private entrance door is the 2 Bedroom 1st Floor Flat. The property also features its Own Garden area and Driveway with Single Garage fitted with power and lighting.

Features

- Private Entrance Door
- Garden, Driveway and Garage
- uPVC Double Glazing
- Gas Central Heating

Accommodation comprises a Hallway, Lounge, a modern Kitchen, 2 Double Bedrooms and a modern Bathroom.

**Private Entrance Door
Garden, Driveway and Garage
uPVC Double Glazing
Gas Central Heating**

Entrance Hallway and Staircase

Entrance to the property is via private entrance door which leads into an entrance hallway area with a carpeted staircase which leads up to the Hallway.

Hallway

Ceiling light fitting
Loft access which leads to a partially floored loft
Mains smoke alarm
Single radiator
Built-in storage cupboard
Fitted carpet

Lounge – 15'7" (4.74) x 11'9" (3.57)

Coved ceiling with recessed ceiling lighting and a pendant lighting
Mains smoke alarm
Double glazed window to the front
Double radiator
Laminate flooring

An open doorway leads through to the Kitchen

Kitchen – 9'8" (2.94) x 8'2" (2.49)

A modern kitchen comprising recessed ceiling lighting
Double glazed window to the rear
Mains heat detector
White wall mounted cupboards and fitted base units
1 ½ style sink with drainer unit and mixer tap
Integrated gas hob, overhead extractor hood and an electric oven
Space to accommodate a fridge/freezer and washing machine
Breakfast bar seating area
Tile effect flooring

Bedroom One – 11'6" (3.50) plus wardrobe space x 8'9" (2.66)

Pendant light fitting
Double glazed window to the front
Double radiator
Built-in double wardrobe with sliding mirrored doors
Fitted carpet

Bedroom Two – 9'8" (2.94) plus wardrobe space x 8'9" (2.66)

Pendant light fitting
Double glazed window to the rear
Double radiator

Fitted shelf space
Built-in wardrobe
Laminate flooring

Bathroom – 6'1" (1.84) x 6'4" (1.92)

Ceiling light fitting
Double glazed frosted window to the rear
Heated chrome style towel rail
Fitted vanity unit with recessed wash basin & mixer tap
Press flush WC
Fitted bath with shower screen, electric Mira shower & wet wall finish to the bath area
Wet wall finish to the remainder of the room
Vinyl flooring

Garden

Rear Area of Garden with a gravelled area & a sheltered area
Continues behind the Garage

Garage (middle garage)

Single garage

Driveway

Driveway to the side of the Property offering parking for 2 vehicles

Note 1

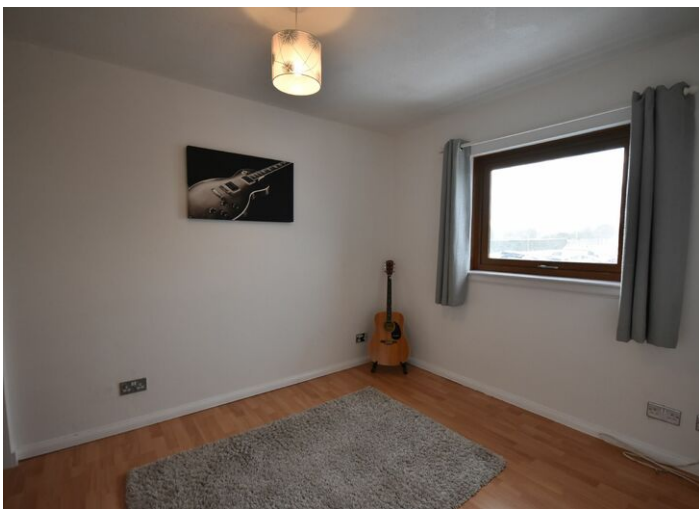
All fitted blinds, floor coverings and light fittings are to remain.

Energy Performance Rate

Council Tax Band

Currently Band B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		71	76
(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.