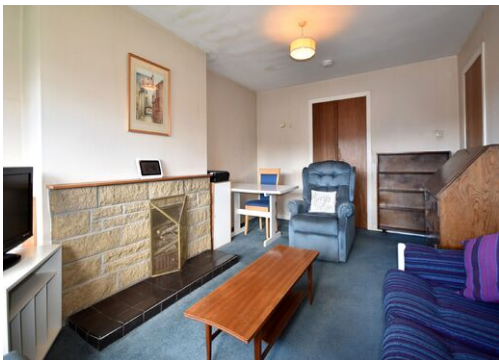


53 Fleurs Road  
Elgin  
Morayshire  
IV30 1TA



**Fixed Price £125,000**

Located within the sought after West End area of Elgin, is this 2 Bedroom 1st Floor Flat which benefits from its Own Rear Garden and Garage.

### Features

2 Bedroom 1st Floor Flat

Own Rear Garden

Garage

Gas Central Heating

Double Glazing

**Located within the sought after West End area of Elgin, is this 2 Bedroom 1st Floor Flat which benefits from its Own Rear Garden and Garage.**

**The property is positioned at the far end of Fleurs Road with the Lounge offering a view overlooking a spacious communal garden area.**

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

**Entrance to the property is via a private entrance door which leads into an entrance hallway area with a carpeted staircase, this leads up to the landing:**

**Landing**

Pendant light fitting  
Double glazed window to the side  
Built-in double cupboard  
Fitted carpet

A door leads through into the hallway

**Hallway**

Pendant light fitting  
Loft access hatch leads to an insulated loft space, this could offer the potential to expand the accommodation for conversion (subject to planning permissions required)  
Single radiator  
Built-in storage cupboard housing the electric fuseboard  
Fitted carpet

**Lounge – 18' (5.49) x 10'10" (3.30)**

2 pendant light fittings  
Double glazed window to the front  
Double radiator  
Fireplace surround with a tiled hearth  
Built-in storage cupboard  
Fitted carpet

**Kitchen – 11'9" (3.57) x 8' (2.44) max and plus a door recess**

Strip light ceiling fitting and recessed ceiling lighting  
Double glazed window to the rear  
Double radiator  
Wall mounted cupboards and fitted base units  
Integrated electric hob and an electric oven  
Single sink with drainer unit and mixer tap  
Washing machine and fridge  
Built-in storage cupboard  
Worcester gas boiler located to one corner of the room  
Vinyl flooring

**Bedroom One – 11'2" (3.40) plus wardrobe space and door recess x 10'10" (3.30)**

Pendant light fitting

Double glazed window to the rear

Single radiator

Built-in wardrobe

Fitted carpet

**Bedroom Two – 13'2" (4.01) max into door recess x 9'7" (2.91) plus cupboard space**

Pendant light fitting

Double glazed window to the front

Single radiator

2 built-in storage cupboards and a built-in wardrobe

Fitted carpet

**Bathroom – 8'3" (2.51) max x 4'11" (1.48) max**

Ceiling light fitting

Double glazed frosted window to the rear

Single radiator

Pedestal wash basin and W.C

An accessible design bath with shower over the bath & a curtain rail

Tiled walls

Vinyl flooring

**Garden**

The property benefits from its own rear garden

**Garage**

The garage is located to the rear of the garden within a block

A rear entrance door with an up and over door to the front

The garage benefited from a re-fitted and insulated roof

**Note 1**

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

**Note 2**

**There is a communal grounds maintenance fee payable to the Moray Council of £78.27 per annum to maintain the communal garden areas.**

# Energy Performance Rate

# Council Tax Band

Currently C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		











**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.