

37 Murray Street  
New Elgin  
Elgin  
Morayshire  
IV30 6DT



**Offers Over £95,000**

3 Bedroom Ground Floor Flat located in New Elgin which benefits from its Own Garden with Store Shed

### Features

3 Bedroom Ground Floor Flat

Double Glazing

Gas Central Heating

Rear Garden with Block Built Shed



Accommodation comprises a Hallway, Lounge, Kitchen, 3 Bedrooms and a Shower Room.

#### Communal Hallway Entrance

Entrance to the property is via a communal entrance door and hallway, there is an internal storage cupboard that belongs to the property which is located just at the rear communal exit door.

A uPVC private entrance door with double glazed window leads into Flat 4.

#### Hallway

Ceiling light fitting

Single radiator

Built-in shelved storage cupboard

2nd Built-in walk-in style storage cupboard which houses the boiler & is fitted with shelving, lighting & carpet within

Fitted carpet

Lounge: 17'1" x 10'8" (5.2 x 3.25)

Pendant light fitting

Double glazed window to the front aspect

Double radiator

Brick fireplace feature which accommodates a gas stove affect fire

Newly fitted carpet

A door leads into the Kitchen

Kitchen: 11'3" maximum x 8'7" maximum (3.42 x 2.61)

Ceiling light fitting

Double glazed window to the rear aspect

Double radiator

Fitted base units with a single sink, drainer unit & mixer tap

Space to accommodate a gas cooker, washing machine & a fridge freezer

Vinyl flooring

Bedroom 1: 12'5" x 9'11" (3.78 x 3.02)

Pendant light fitting

Double glazed window to the rear aspect

Double radiator

Space to accommodate a free standing wardrobe with shelving

Fitted carpet

Bedroom 2: 12'6" x 9'11" (3.81 x 3.02)

Pendant light fitting

Double glazed window to the front aspect

Double radiator

Fitted carpet

Bedroom 3: 12'5" x 6'11" (3.78 x 2.1)

Ceiling light fitting

Double glazed window to the front aspect

Double radiator  
Laminate flooring

Shower Room: 8' maximum x 5' (2.44 x 1.52)  
Ceiling light fitting  
Double glazed window to the rear aspect  
Single radiator  
3 piece suite with a double shower cubicle enclosure with wet wall finish & electric Mira shower within  
Vinyl flooring

Outside Accommodation

Rear Garden  
Laid to lawn with a concrete block built shed

Note 1  
All floor coverings & light fittings are to remain.

**Energy Performance  
Rate**

**Council Tax Band**

**Currently B**

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>	72	77
(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.