

46 Maisondieu Road,

Elgin,

IV30 1RH



Offers Over £105,000

Located within walking distance to Elgin's High Street is this 2 Bedroom 1st Floor Flat which benefits from its Own Private Entrance Door and Rear Garden.

The owner has replaced and modernised the Kitchen, Shower Room, Internal Doors along with facings and skirtings.

Features

2 Bedroom 1st Floor Flat

Walking distance to Elgin High Street

Own Rear Garden

Gas Central Heating

Double Glazing

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The owner has replaced and modernised the Kitchen, Shower Room, Internal Doors along with facings and skirtings.

Accommodation comprises a Hallway, a spacious Lounge, a modern Kitchen, 2 Double Bedrooms and a modern Shower Room.

Entrance into the property is via a private entrance door, this leads into a carpeted entrance area with a carpeted staircase leading up to the Hallway.

Hallway

Ceiling light fitting

Double glazed window to the side

Single radiator

Built-in storage cupboard

Fitted carpet

Lounge – 14'3" (4.34) x 13'9" (4.18)

A spacious room comprising a coved ceiling with light fitting

2 double glazed windows to the front

Double radiator

Built-in storage cupboard

Fitted carpet

A door leads through to Bedroom Two.

'L' shaped Kitchen – 10' (3.05) max x 10'5" (3.17) max

A modern kitchen comprising a strip light ceiling fitting

Double glazed window to the front

Loft access hatch

Double radiator

A range of high gloss finish wall mounted cupboards and fitted base units

1 ½ style sink with drainer unit and mixer tap

Integrated electric hob with double oven and a fridge/freezer

Space to accommodate a washing machine

A cupboard houses the Vaillant gas boiler

Vinyl flooring

Bedroom One – 12'4" (3.76) plus cupboard space x 11'9" (3.57) max reducing to 10'1" (3.07) plus cupboard space

Pendant light fitting

Double glazed window to the rear

Double radiator

2 built-in storage cupboards

Fitted carpet

Bedroom Two – 11'9" (3.57) x 9'4" (2.84)

A double bedroom comprising a coved ceiling with pendant light fitting

Double glazed window to the rear

Double radiator
Fitted carpet

Shower Room – 5'4" (1.62) x 4'8" (1.42)

Ceiling light fitting

Double glazed window to the side

Heated white towel rail

Shower cubicle with mains shower and wet wall finish within

Floating design wash basin and press flush W.C

Vinyl flooring

Garden

The property benefits from its own spacious rear garden

Mostly laid to lawn with gravelled and paved areas

There is a timber built shed to one side

Note 1

All light fittings, curtains & floor coverings are to remain.

Energy Performance Rate

Council Tax Band

Currently A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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.