

53 Fleurs Road
Elgin
Morayshire
IV30 1TA



Offers Over £135,000

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

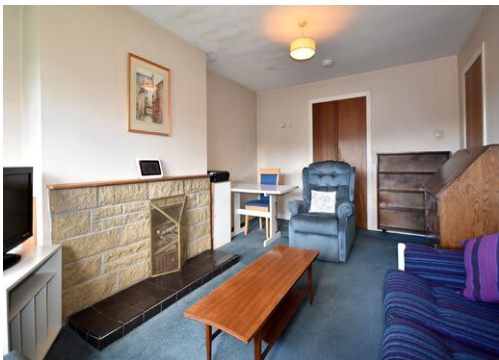
2 Bedroom 1st Floor Flat

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) 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.