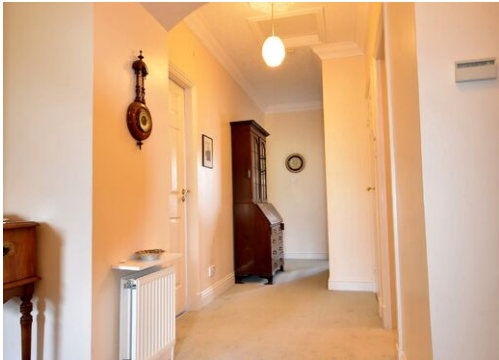


7 Friars Park
Institution Road
Elgin
Morayshire
IV30 1QU



Offers Over £195,000

Located within the sought-after Friars Park is this 2/3 Bedroom 1st Floor Flat which benefits from a central position in Elgin and is within walking to Elgin's High Street and local amenities.

Features

2/3 Bedroom 1st Floor Flat

Central Location

Attractive Communal Gardens

Double Glazing

Gas Central Heating

Allocated & Visitor Parking



Located within the sought-after Friars Park is this 2/3 Bedroom 1st Floor Flat which benefits from a central position in Elgin and is within walking to Elgin's High Street and local amenities.

Accommodation comprises a Hallway, Lounge, Dining Room / former 3rd Bedroom, a Kitchen / Diner, a Utility Cupboard, 2 Bedrooms (En-Suite Shower Room to Bedroom One) and a Bathroom.

Entrance to the property is via a communal entrance door and hallway, a staircase leads up to the front entrance door of the property.

Hallway

A coved ceiling with 2 pendant light fittings
A loft access hatch fitted with a loft ladder leads to a partially floored loft space
Double radiator
A built-in shelved storage cupboard
Fitted carpet

Lounge – 14'6" (4.42) x 12'9" (3.88)

A coved ceiling with ceiling rose and pendant light fitting
Double glazed sash window looking onto the communal gardens
Double radiator
Recessed alcove with shelving
Fitted carpet

Double doors lead directly into the Dining Room

Dining Room – 14'6" (4.42) x 10'3" (3.12)

Formerly a 3rd Bedroom, the partition wall was opened and fitted with double doors to create a dining room
Coved ceiling with a ceiling rose and pendant light fitting
Double glazed sash window looking onto the communal gardens
Double radiator
Fitted carpet

Kitchen / Diner – 11'9" (3.57) x 9'10" (2.99)

Coved ceiling with ceiling rose and pendant light fitting
Double glazed sash window
Single radiator
Wall mounted cupboards and fitted base units
Integrated gas hob with electric oven
Integrated fridge/freezer and dishwasher
Wall mounted Worcester gas boiler
Carpeted flooring

Utility Cupboard – 8' (2.44) x 4' (1.21)

Pendant light fitting
Fitted work surface with space below to accommodate a washing machine and space for a tumble dryer
Vinyl flooring

Bedroom One – 11'4" (3.45) x 9'11" (3.02) max

Pendant light fitting with ceiling rose

Double glazed sash window

Single radiator

Built-in single wardrobe

Fitted carpet

En-Suite – 7'6" (2.28) x 5'7" (1.70)

Coved ceiling with a ceiling rose and pendant light fitting

Heated white towel rail

Shower cubicle with mains Mira shower

Fitted vanity unit with a recessed wash basin and W.C with a concealed cistern

Fitted carpet

Bedroom Two – 12'5" (3.78) plus wardrobe space x 8'5" (2.56)

Pendant light fitting with ceiling rose

Double glazed sash window

Single radiator

Built-in triple mirrored wardrobe

Fitted carpet

Bathroom – 6'5" (1.94) max x 6'7" (1.99) max into the door recess

Coved ceiling with ceiling rose and pendant light fitting

Heated towel rail

Bath with mixer tap and hand shower fitting

Fitted vanity unit with a recessed wash basin and W.C with a concealed cistern

Fitted carpet

Communal Garden

The property benefits from lovely well kept communal gardens which are for the use of all the residents

The garden features a variety of flower beds with a selection of plants and shrubs, and seating areas

Allocated and Visitor Parking

The property has its own parking space and there are also visitor parking bays.

Note 1

All light fittings, floor coverings & blinds are to remain. Furniture items can be available by separate negotiation.

Note 2

There is an annual communal factoring fee of £360.00

Energy Performance Rate

Council Tax Band

Currently D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.