

(inc Macleman & McCulloch)
SOLICITORS & ESTATE AGENTS

**16 KING STREET
ELGIN, MORAY IV30 1EU**



GROUND FLOOR FLAT

- ◆ HALL LOUNGE KITCHEN SUNROOM 2 DOUBLE BEDROOMS SHOWER ROOM
- ◆ FULL GAS CENTRAL HEATING DOUBLE GLAZING
- ◆ GARDEN STONE BUILT SHEDS

Offers Over £105,000

82 High Street, ELGIN IV30 1BL

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Partners Colin Styles, David Adams | Solicitors Henrietta Macpherson, Claire Sutton



This is a spacious ground floor, 2 bedroomed flat set in a popular area of Elgin close to Elgin Cathedral, Grant Park and centre of Town. The property is in good decorative order and has the benefit of gas central heating and double glazing. It is complemented by the addition of a sunroom and a paved garden area with 4 stone built sheds. The property would appeal to first time buyers, couples or the property investor. Internal viewing is recommended.

The town of Elgin offers excellent facilities including many national chain stores and is at the heart of a popular tourist area with many distilleries located nearby. The town benefits from having a hospital, College of Further Education, Leisure Centre and excellent rail and bus transport systems. The whole of the Moray area offers a variety of leisure pursuits with the sandy beaches of the Moray Firth, bowls, golf and mountain biking. Aberdeen airport is approximately 1½ hours drive away and Inverness airport under an hours drive. The ski slopes at the Lecht and the Cairngorms are just over an hours drive away.

The accommodation comprises:

The partially glazed front door opens into a spacious hall.

HALL

Welcoming hall with window looking to the front. Fitted carpet. Large cupboard with hanging rail and shelf. Cupboard housing the fuse box.

LOUNGE

4.87x3.90

This good sized room has a window looking to the front and a window to the rear. Tiled and timber fire surround fitted with a gas fire complete with 'Baxi' style boiler for hot water and central heating. Alcove with shelving and glass doors and an alcove housing the hot water tank with mirror doors. 2 x wall lights. Fitted carpet. Coving.

KITCHEN

3.28x2.70

Window looking to the garden. Range of wood effect floor and wall units with complementary worktops and wall tiling. Stainless steel sink. Space for free standing cooker. Plumbing for washing machine. Vinyl flooring. Open doorway leading to the Sunroom

SUNROOM

3.53x4.00

Glazed on two sides with a doorway leading to the garden. Spacious storage unit and walk-in shelved cupboard. Fitted carpet.



SHOWER ROOM**2.45x2.23**

Window looking to the rear. Fitted vanity units incorporating wash hand basin, worktop and cupboards. Shower cubicle with sliding doors and electric shower. Vinyl flooring. Partly tiled walls. Heated towel rail.

DOUBLE BEDROOM 1**4.70x3.35**

Large bedroom with a window looking to the front and one to the rear. Triple wardrobe with sliding mirrored doors. Large walk-in cupboard with window to the rear. 3 x wall lights. Fitted carpet.

DOUBLE BEDROOM 2**3.50x1.90**

Window looking to the rear with cupboard below. Built-in wardrobe with sliding mirrored doors. Fitted carpet.

OUTSIDE

The rear garden has been paved for easy maintenance. Rotary clothes drier. There is access to the garden from King Street through an archway. 4 Stone built sheds.

SPECIAL CONDITIONS OF SALE

The upper flat has a shared right of access through the rear garden to their garden.

A home report is available on www.onesurvey.org/ or from the selling solicitors.

COUNCIL TAX

Band B

ENERGY RATING

Band E

ENTRY

By arrangement

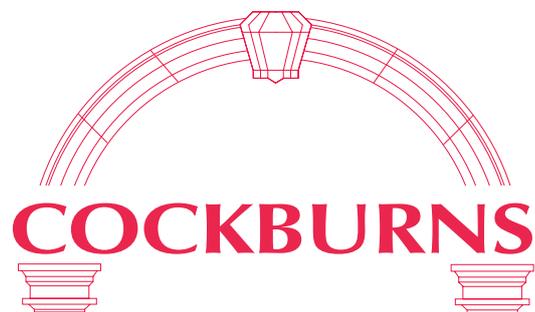
VIEWING

Strictly by appointment by telephoning the selling solicitors on 01343 549555

PRICE

As an indication of price range offers over £105,000 are invited





CLOSING DATE

A closing date by which offers must be submitted may be fixed at a later date.

Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors.

Only parties who have noted an interest formally through a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at anytime without further intimation.

The above particulars are set out as a general guide for interested parties. Occasionally colours may not be accurately reproduced because of the use of digital photography in producing the schedule. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy.