

(inc Macleman & McCulloch)
SOLICITORS & ESTATE AGENTS

**11 CULBARD STREET
ELGIN IV30 1JT**



FIRST FLOOR FLAT

- ◆ HALL LOUNGE DINING KITCHEN 2 BEDROOMS STUDY BATHROOM WITH OVER BATH SHOWER
- ◆ FULL GAS CENTRAL HEATING DOUBLE GLAZING
- ◆ GARDEN BLOCKWORK SHED

Offers Over £100,000

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21 High Street, GRANTOWN-ON-SPEY PH26 3EG Telephone 01479 872025 | Fax01479 873285

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



Attractive 2 bedroomed first floor flat in excellent decorative order and close to the town centre with all its amenities. The flat has the benefit of gas central heating, double glazing and an area of garden ground at the rear. The property would be ideal for first time buyers, couples or the property investor. Internal viewing is strongly recommended to appreciate all this flat has to offer.

The town of Elgin has a variety of popular shops, leisure pursuits, College of Further Education and Dr Grays Hospital. The sandy beaches of the Moray Firth are close by and the ski slopes of the Cairngorms and Lecht within and 1½ hrs drive. International airports are available at Inverness and Aberdeen.

The accommodation comprises:

DOWNSTAIRS

From the well presented shared entrance hall a carpeted stairs leads to the front door of the flat. The front door opens into a large spacious welcoming hallway.

LOUNGE

3.90 x 3.77

Two windows looking to the front. Burr Elm timber fire surround complete with living flame effect gas fire. Shelved alcove with cupboard below. Fitted carpet. Coving.

DINING KITCHEN

3.66 x 3.38

Comprehensive selection of oak fronted floor and wall units complete with complementary work tops and wall tiling. Whirlpool gas hob, built-in 1 ½ electric oven/grill and canopy style cooker hood. Built-in dishwasher and washing machine. Stainless steel sink. Window looking to the rear. Heated towel rail. Display wall shelving. Vinyl flooring. Ample room for table and chairs.

BATHROOM

2.13 x 1.91

Window looking to the rear. 3-piece cream coloured suite incorporating WC, wash hand basin with pedestal, bath with over bath electric shower and curtain. Complementary wall tiling around the bath. Towel rail. Wall mounted electric heater. Vinyl flooring. Wall mounted shaver light.



DOUBLE BEDROOM 1

3.77 x 3.15

Window looking to the front. Fitted carpet. Coving.

DOUBLE BEDROOM 2

2.48 x 2.15

Window looking to the front. Fitted carpet.

STUDY

2.8 x 2.13

Currently functioning as a study this room could be used for a number of purposes. Window looking to the rear. Fitted carpet. There is an attic hatch with a pull down ladder.

OTHER FEATURES

Outside there is a door leading to the rear garden and blockwork shed from the downstairs hall.

SPECIAL CONDITIONS OF SALE

The Whirlpool gas hob, built-in 1 ½ electric oven, canopy style cooker hood, built-in dishwasher and washing machine are included in the sale price and whilst believed to be in good working order no warranty is given.

Items of furniture may be available for sale by separate negotiation.

The Home Report is available on www.onesurvey.org/ or from the Selling Solicitors

COUNCIL TAX

Band B

ENERGY RATING

Band C

ENTRY

By arrangement

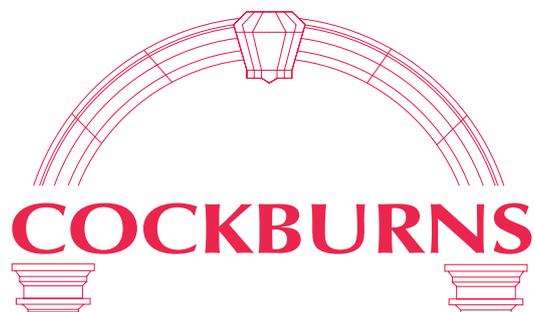
VIEWING

Strictly by appointment by telephoning the selling solicitors on 01343 549555

PRICE

As an indication of price range offers over £100,000 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.