

(inc Macleman & McCulloch)
SOLICITORS & ESTATE AGENTS

**4 SOUTH VIEW ROAD
ELGIN IV30 1NB**



GROUND FLOOR FLAT

- ◆ **HALL LOUNGE DINING KITCHEN 2 DOUBLE BEDROOMS BATHROOM WITH OVER BATH SHOWER**
- ◆ **FULL GAS CENTRAL HEATING DOUBLE GLAZING**
- ◆ **PARKING SPACE**

Offers Over £120,000

82 High Street, ELGIN IV30 1BL

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Email elgin@cockburns-solicitors.com | www.cockburns-solicitors.com

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

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



This bright spacious 2 bedroomed Executive flat comes complete with its own parking space. The property which is in excellent decorative order is complemented by gas central heating and double glazing. It is located in a popular area of central Elgin close to local amenities and facilities. The flat enjoys a spacious lounge, a good sized dining kitchen, 2 double bedrooms and a family bathroom with over bath shower. The property has full gas central heating and double glazing. This home would appeal to a variety of buyers including first time, couples or the property investor. Internal viewing is highly recommended.



Elgin is a busy ever-growing town which enjoys playing its part in the prosperity and success of the whole of the Moray area. The local economy, under pinned by farming, fishing, the oil industry and tourism, provides a welcome environment in which to live. Activities in the area include fishing, golf, cycling, mountain biking, walking and wildlife to name a few. The sandy beaches of the Moray Firth are close by with skiing available at the Lecht and the Cairngorm mountains. Inverness airport is approximately 45 minutes away with connections to many British regional airports.

The accommodation comprises:

A communal vestibule which is shared with 3 other properties has a security entry system. The front door of the flat opens into the hallway.

HALL

Fitted carpet. Cupboard housing the consumer unit and an additional large storage cupboard. Coving.

LOUNGE

4.68 x 4.05

Bright room with window looking to the front. Coving. Fitted carpet.



DINING KITCHEN

4.92 x 3.13

Bright spacious dining kitchen with ample space for table and chairs. Comprehensive range of timber fronted wall and floor units with complementary worktops and wall tiling. The Philips Whirlpool built in single oven and grill, cooker hood and Electrolux hob along with the Beko washing machine, tumble drier and fridge freezer are included in the sale price and whilst believed to be in good working order no warranty is given. 1 ½ bowl stainless steel sink and drainer. Vinyl flooring. Window looking to the front.



BATHROOM**2.91 x 2.04**

Large family bathroom comprising pale grey coloured WC, wash hand basin, bath with over bath shower and screen. Open slatted shelving. Tiled walls. Vinyl flooring. Window to the rear.

DOUBLE BEDROOM 1 (rear)**3.65 x 3.05**

Window looking to the rear. Built-in wardrobes with sliding mirrored doors. Fitted carpet.

DOUBLE BEDROOM 2 (rear)**2.97 x 2.84**

Window looking to the rear. Fitted carpet. Built-in cupboard.

SPECIAL CONDITIONS OF SALE

Purchasers should note there is a common maintenance charge payable to the factors who look after the development.

The Philips Whirlpool built in single oven and grill, cooker hood and Electrolux hob along with the Beko washing machine, tumble drier and fridge freezer are included in the sale price and whilst believed to be in good working order no warranty is given.

The furniture in the Flat is available for sale by separate negotiation.

A Home Report for the property is available on www.onesurvey.org/ or from the Selling Solicitors.

**COUNCIL TAX**

Band D

ENERGY RATNG

Band C

ENTRY

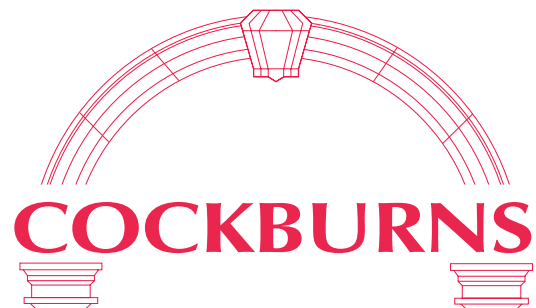
By arrangement

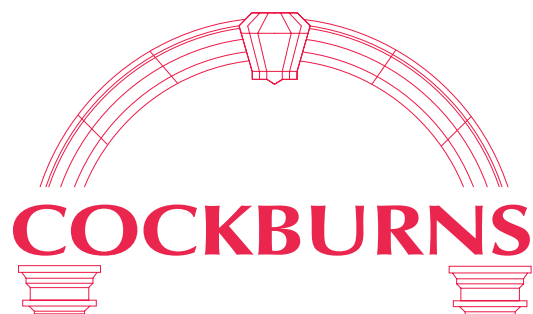
VIEWING

Strictly by appointment by telephoning the Selling Solicitors on 01343 549555

PRICE

As an indication of price range
Offers Over £120,000 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.