

SCHEDULE OF PARTICULARS



116 THORNHILL DRIVE ELGIN IV30 6GT

FIRST FLOOR FLAT

HALL LOUNGE KITCHEN 2 DOUBLE BEDROOMS BATHROOM WITH OVER BATH SHOWER

FULL GAS CENTRAL HEATING DOUBLE GLAZING

GARDEN

OFFERS OVER £110,000

This well presented 2-bedroomed first floor flat offers ideal accommodation for first time buyers, couples and the property investor. It is located in a popular residential area of Elgin close to local amenities. The flat has the benefit of gas central heating and DG. There is a large area for communal parking. Internal viewing is strongly recommended.

The town of Elgin offers excellent facilities including many national chain stores and is at the heart of a popular tourist area. The town benefits from having a hospital, college of further education, leisure centres, along with excellent rail and bus transport systems.

The accommodation comprises:

The front door and vestibule leading up a carpeted stair to the hall.

HALL

Fitted carpet. Large storage cupboard housing the wall mounted boiler. Hatch to the attic.



LOUNGE

4.09 x 4.07

Bright room with a large window looking southwards. Open plan to the kitchen. Fitted carpet. Coving.



KITCHEN

2.97 x 2.07

Range of modern floor and wall units with complementary worktops and wall tiling. Stainless steel sink and drainer. Plumbing for washing machine. The gas hob, electric oven and canopy style cooker hood are included in the sale price and whilst believed to be in good working order no warranty is given. Large built-in shelved cupboard. Window. Vinyl flooring. Coving.



BATHROOM

2.97 x 1.87

White coloured WC, wash hand basin and shower over the bath. Complementary partially tiled walls. Window. Vinyl flooring. Heated towel rail. Coving.



DOUBLE BEDROOM 1

2.91 x 3.38

Fitted carpet. Window. Double wardrobe with sliding doors.



DOUBLE BEDROOM 2

3.38 x 2.90

Fitted carpet. Window. Double wardrobe with sliding doors.



OTHER FEATURES

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

COUNCIL TAX

Band B

ENERGY RATING

Band C

ENTRY

By arrangement

VIEWING

Strictly by appointment by telephoning the Selling solicitors. Appointments are available daytime, evenings and weekends.

PRICE

As an indication of price range Offers Over £110,000 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 any time without further intimation.

The above particulars are set out as a general guide for interested parties. 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.