



**69 Morriston Road, Elgin, IV30 4DZ**  
**Offers Over £88,000**

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69 Morriston Road presents an excellent opportunity for first-time buyers seeking a Ground floor well-presented flat. This purpose-built property, constructed around 1960, features a welcoming reception room, perfect for relaxation or entertaining guests, a kitchen/diner, a bedroom, and a shower room.

Situated in a popular location, this property is close to local amenities, ensuring that you have everything you need within easy reach. Whether you are a young professional or a couple starting out, this flat offers a fantastic opportunity to own a piece of Elgin.

Don't miss the chance to view this delightful flat and envision your future in this lovely setting.

#### **Porch**

3'5" x 2'11" (1.05m x 0.90m)

Hardwood front door with opaque glazed panels leads to the entrance porch. Pendant light. Door to:-

#### **Lounge**

14'0" x 16'2" (4.27m x 4.94m)

Bay window to the front fitted with vertical blinds. Fireplace with electric fire. Fitted carpet, radiator and ceiling light. Doors to the Bedroom and Hallway. Cupboard with shelving.

#### **Bedroom**

7'5" x 9'1" (2.27m x 2.77m)

Window to the front with vertical blinds. Built-in wardrobe with mirrored sliding doors, hanging rail and shelf. Cupboard with hanging rail and shelf. Fitted carpet, radiator and triple light fitting.







### Hallway

L-shaped hallway with doors to Lounge, Kitchen, Shower Room and rear garden. Built-in cupboard. A walk-in storage cupboard houses the gas boiler. Vinyl flooring, radiator, smoke detector and two ceiling lights.

### Kitchen

9'1" x 8'10" (2.77m x 2.70m)

Fitted with a range of wood-fronted base and wall-mounted units with ample work surfaces. Sink and drainer beneath window to the rear with vertical blinds. Washing machine, cooker and fridge freezer. Fold-down breakfast bar. Vinyl flooring, triple light fitting, heat detector and radiator.

### Shower Room

6'3" x 5'4" (1.91m x 1.63m)

Three-piece white suite comprising a corner shower cubicle, wash-hand basin set in a vanity unit, and WC. Tiling in the shower area and to dado height on the remaining walls. Medicine cabinet, radiator, ceiling light and vinyl flooring.



### Outside

The garden to the front has an area of lawn with shrub borders and a paved path to the front door. There is a shared path with number 71, at the side of the building, which leads to the rear garden. There is a paved path with areas of lawn on both sides, leading to a wooden shed and a greenhouse.

### Fixtures and Fittings

The fitted floor coverings, blinds and light fittings will be included in the sale price along with the fridge/freezer, washing machine and the cooker.

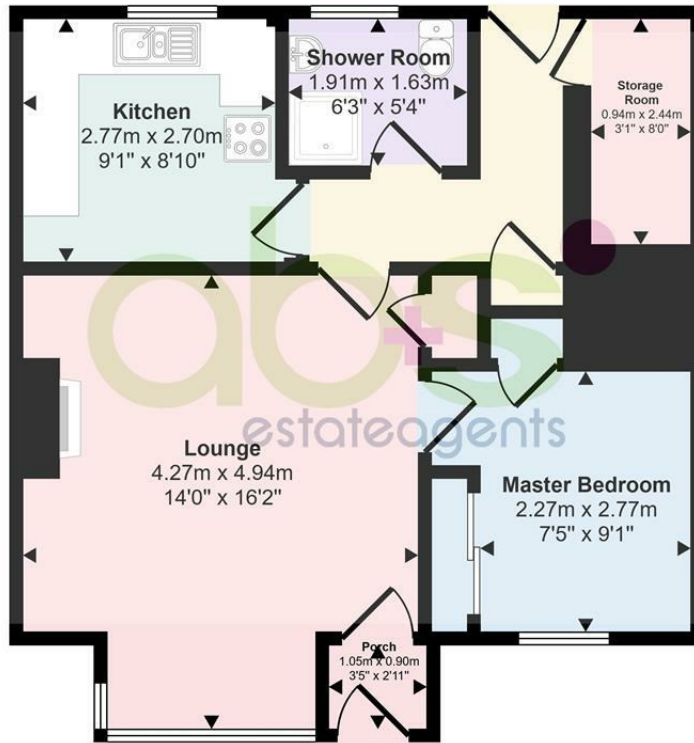
### Home Report

The Home Report Valuation as of July, 2025 is £88,000, Council Tax Band A and EPI rating is D.





Approx Gross Internal Area  
50 sq m / 533 sq ft



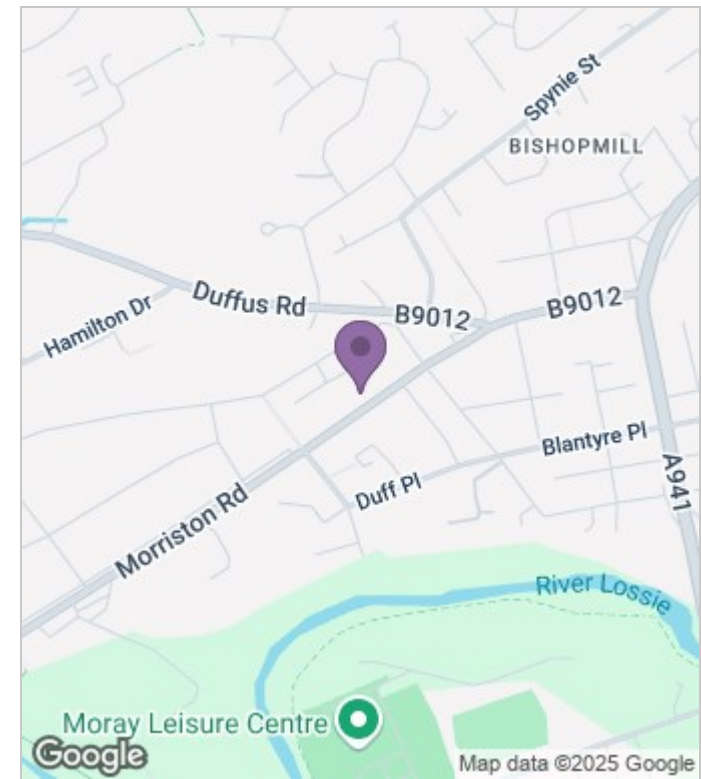
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	