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Flat 9, 115 South Street, Elgin, IV30 1JD
Price Guide £170,000

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Superior ground floor flat with designated parking space enjoying a perfect situation, just a short walk from the city centre and handy for most amenities of Elgin, Moray's County town.

Constructed in 2011, this is a good quality build and is an ideal downsize property or buy to let investment.

With gas fired central heating and sealed unit double glazing, the accommodation comprises :- shared main entrance, then hallway, shared only with No 8. Internally, there is a hall with cupboard, generous open plan space incorporating the lounge, dining area and fitted kitchen. 2 good double bedrooms, the master with an en suite shower room as well as a bathroom.

Worthy of specific mention is the outlook from the lounge onto the mature garden area.

There is a nominal factor fee of approx £50 pcm which includes building insurance and maintenance of the grounds.

Development Entrance

Secure entry with post boxes for each apartment. Door to :-

Hall for Flats 8 & 9

Hallway for Flats 8 and 9.

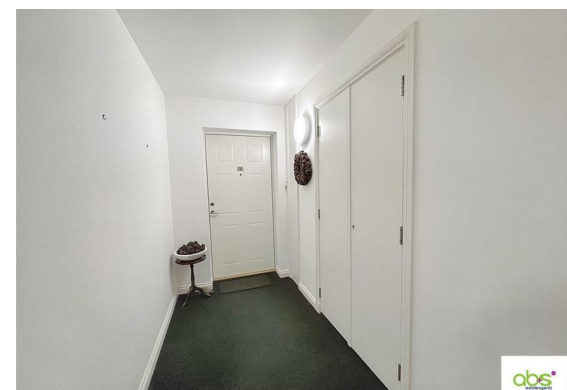
Flat Hallway

Ceiling light fitting, quality carpet and radiator. Storage cupboard. Security entry handset.

Open Plan Lounge, Dining & Kitchen

14'7" x 21'5" (4.45 x 6.55)

Elegantly appointed open plan space incorporating the Lounge, dining area and fitted kitchen. The lounge area has a central ceiling light fitting, radiator and again, a quality carpet. The kitchen area has a good range of fitted units with work surfaces and matching wall panelling plus sink and drainer. Also, integral Zanussi appliances including, washing machine, slimline dishwasher, electric oven, gas hob, extractor hood and fridge. Window to front, triple spotlight, radiator and vinyl flooring.





Bathroom

7'2" x 6'2" (2.2 x 1.9)

Stylish Bathroom with vanity display incorporating the wc and wash hand basin. Bath with electric Mira shower fitted over and shower screen in place. Decorative tiling. Ceiling light fitting, ladder radiator and vinyl flooring. Xpelair.

Bedroom 2

Double bedroom with rear facing windows and curtains in place. Triple wardrobe with 2 sliding doors. Ceiling light fitting, carpet and radiator.

Bedroom 1

11'1" x 11'1" (3.4 x 3.4)

Double bedroom with rear facing windows and curtains in place. Double Wardrobe with 2 sliding doors. Ceiling light fitting, carpet and radiator. Door to :-

En Suite Shower Room

6'6" x 6'0" (2 x 1.85)

Attractive en suite with vanity display incorporating the wc, wash hand basin and storage. Shower enclosure with Mains shower. Large decorative tiling, ladder radiator and vinyl flooring. Xpelair and rear facing window.



Outside

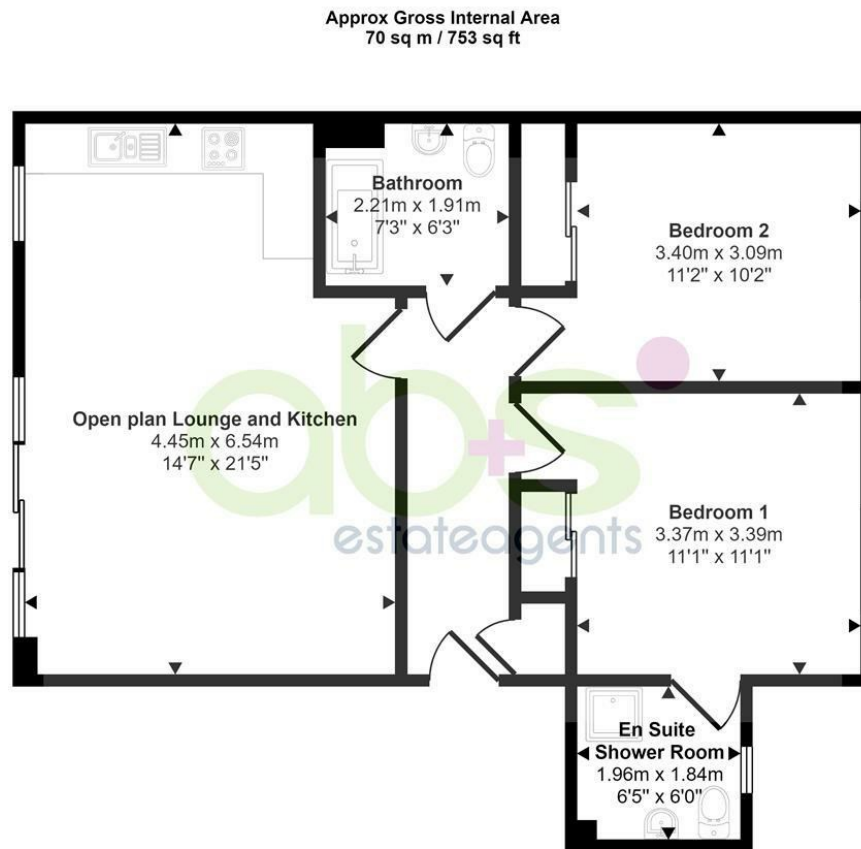
Designated parking space for the flat along with a visitor parking space. Shared garden grounds to the front side and rear.

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integral kitchen appliances.

Home Report

The Home Report Valuation as at January, 2024 is £170,000, Council Tax Band C and EPI rating is C. Factor fee to Screen Autumn of approx £50 per calendar month and includes building insurance and maintenance of common areas.



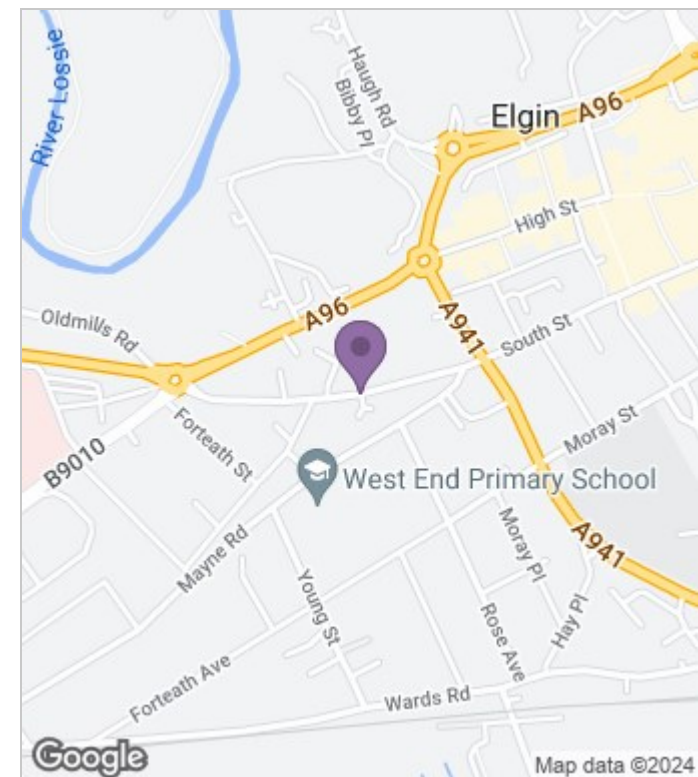
Floorplan

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) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	