



Excellent buy to let investment or first time purchase in this 1 bedroom ground floor flat in a highly convenient, yet, tucked away, situation, minutes from Cooper Park and the High Street.

With its own front door, this desirable flat is well presented throughout and in move in condition.

With accommodation comprising, spacious entrance hallway with storage, lounge, double bedroom with fitted wardrobe, fitted kitchen and shower room.

Entrance Hallway

Generous entrance hallway with 2 storage cupboards - one cloak and one shelved. 2 ceiling light fittings, radiator and laminate wood flooring which extends into the lounge, bedroom and shower room.

Lounge

10'9" x 13'1" (3.3 x 4)

Nicely proportioned Lounge with 2 North facing windows, radiator below. Ceiling light fitting and wood effect laminate flooring.

Kitchen

7'10" x 9'10" (2.4 x 3)

Well presented kitchen with window (North facing). Good range of fitted units and work surfaces with sink and drainer. Washing machine which will stay. New fridge/freezer which is available for purchase separately and integral gas hob, hood and electric oven. Worcester wall mounted central heating boiler. Triple ceiling spotlight, laminate tile flooring and radiator.

Bedroom

10'9" x 11'11" (3.3 x 3.65)

Double Bedroom with 2 North facing windows. Generous double wardrobe. Ceiling light, radiator and wood effect laminate flooring.

Shower Room

6'6" x 5'10" (2 x 1.8)

White suite comprising shower cubicle with electric Mira shower and wet wall panelling. Wc and vanity basin. Window. Ceiling light, ladder radiator and wood effect laminate flooring.

Outside & Additional information

The surrounding garden grounds are owned and maintained by Moray Council. There is plenty metered parking close by and permits are available to purchase from the Moray Council for £40 and £45 per calendar month.

There is a communal drying room above the flat which can be used.

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the washing machine. The fridge/freezer is new and may be available for sale separately.

Home Report

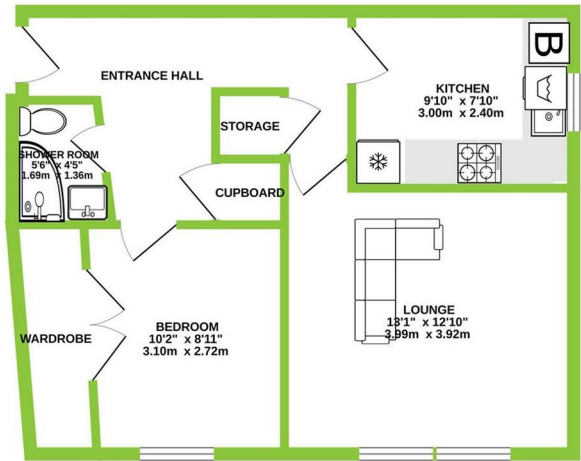
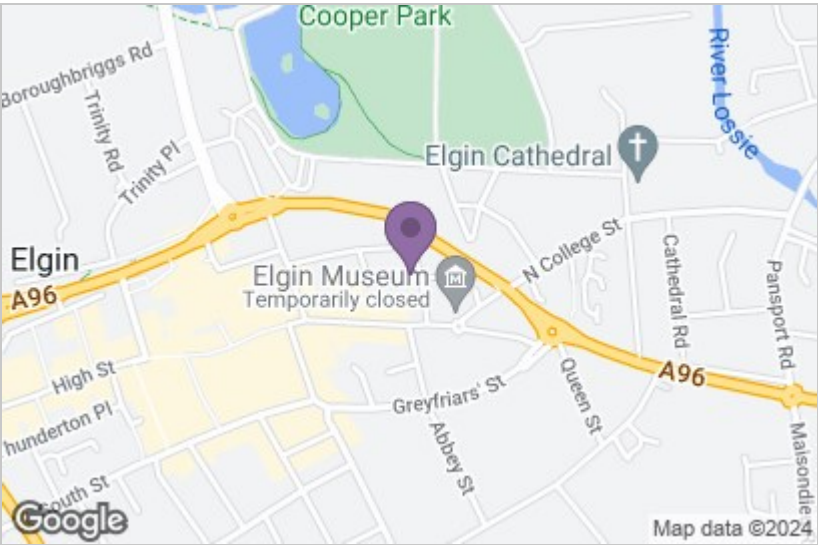
The Home Report Valuation as at end of January, 2024 is £68,000, Council Tax Band A and EPI rating is C.



9 Masonic Close, Elgin, IV30 1EJ

Best Offers Over £68,000





TOTAL FLOOR AREA: 583sq ft. (54.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown hereon are not tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	71	75
EU Directive 2002/91/EC		



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