

13 Moray Street  
Elgin  
Morayshire  
IV30 1LN



**Fixed Price £99,000**

Located within the heart of Elgin is this roomy 1 Bedroom Ground Floor Flat which benefits from its Own Private Front Entrance Door and a Rear Garden.

The property is within walking distance of Elgin's High Street which offers an excellent range of local shops and amenities.

### **Features**

1 Bedroom Ground Floor Flat

Private Front Entrance Door

Own Rear Garden

Double Glazing

Gas Central Heating

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**The property is within walking distance of Elgin's High Street which offers an excellent range of local shops and amenities.**

**Accommodation comprises a Hallway, Lounge, Kitchen, a spacious Bedroom and a Bathroom.**

**Entrance into the property is via a private front entrance door with a single glazed top panel window leading to:**

**Hallway**

2 pendant light fittings  
Single radiator  
Fitted cupboard space  
Fitted carpet

**Lounge – 13'1" (3.98) x 9'11" (3.02) plus a door recess**

Ceiling light fitting  
Double glazed window to the rear  
Double radiator  
Recessed shelved alcove with cupboard space  
Fitted carpet

A glazed door leads to the Kitchen

**Kitchen – 10'11" (3.32) x 7'11" (2.40)**

Recessed ceiling lighting  
Double glazed window to both the rear and side aspects of the room  
Single radiator  
Wall mounted cupboards and fitted base units  
Single sink with drainer unit and mixer tap  
Space to accommodate a free-standing gas cooker, washing machine and fridge/freezer (these items are to remain)  
Wall mounted gas boiler  
Vinyl flooring

A double glazed door to the side leads out to the garden

**Bedroom - 15'8" (4.77) x 13'4" (4.06)**

A high coved ceiling  
2 wall mounted light fittings  
Double glazed window to the front  
Double radiator  
A recessed shelved alcove with cupboard space  
Fitted carpet

**Bathroom – 6'9" (2.04) x 6'10" (2.07)**

Pendant light fitting

Double glazed window to the rear

A heated chrome style towel rail

Bath with shower screen and mains shower with part tiled walls

Pedestal wash basin and a press flush W.C

Vinyl flooring

**Garden**

A good-sized rear garden which is partly paved and partly gravelled. Access gates to either side of the garden provide shared rights of way for wheelie bin access.

**Note 1**

**All light fittings & floor coverings are to remain.**

**The free-standing gas cooker, washing machine and fridge/freezer in the Kitchen are to remain.**

**Energy Performance  
Rate****Council Tax Band**

**Currently A**

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>		76
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		







**Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.