



OFFERS OVER £128,000

24 Batchen Street / Elgin / Moray / IV30 1BH Tel: **01343 564123** Fax: 01343 564129 email: enquiries@abands.uk.com

www.abands.uk.com



- **Viewing**

To arrange an appointment to view telephone the selling agents on 01343 564123

AB&S Estate Agents are delighted to offer for sale this immaculate ground floor apartment built in 2016 by Springfield Properties. Situated within walking distance of Linkwood Medical Practice, convenience stores and play parks. Further amenities including superstores, train and bus stations, leisure centre and the town centre are only a short drive away.

The property is in truly walk-in condition and tastefully decorated throughout with accommodation comprising open plan Lounge/Kitchen, 2 double Bedrooms and Bathroom. Of particular note is the South facing aspect of the Lounge and Kitchen which floods with natural light. In addition, the apartment benefits from gas fired central heating, double glazing and secure door entry system. Outside there is ample communal parking.

- **Entrance**

Security door with intercom entry system leads to the communal hallway. Door to Apartment 1.

- **Hallway**

Pendant light, smoke detector, secure door entry phone, central heating control and radiator. Cupboard housing electricity meter and fuse box, pendant light and coat hooks. Doors to Lounge, Bedrooms and Bathroom.

- **Open Plan Lounge/Kitchen**

L-shaped open plan room comprising a Lounge, Kitchen and Dining area.

- **Lounge**

3.47m x 4.64m

Neutrally decorated Lounge with patio doors to a private patio with railings and external light. Vertical blinds, curtain pole and curtains. Pendant light, fitted carpet, radiator, tv and sky connections and heat detector. Room for lounge and dining furniture.

- **Kitchen**

3.44m x 2.49m

Fitted with a range of base and wall mounted units with worksurface fitted over. Integrated electric oven with gas hob and chrome extractor hood above. Integrated combination washing machine/dryer, dishwasher, microwave oven and fridge freezer. Excellent full height cupboard. Window to the side with roller blind. One and a half bowl stainless steel sink and drainer. Pendant light, heat detector, radiator, carbon monoxide detector and vinyl flooring.



- **Bathroom** **3.30m x 2.01m**

Well-appointed Bathroom fitted with bath with mains shower fitted over and shower screen in place, wash hand basin set in vanity unit and WC with concealed cistern. Chrome towel rail radiator, contemporary wall tiling, vinyl flooring, four recessed down lighters, extractor fan, shaver point and wall mirror.

- **Bedroom 1** **3.21m x 3.00m**

Double Bedroom with window to the front fitted with curtain pole, roller blind and curtains. Radiator, fitted carpet and pendant light. Built in wardrobe with double mirrored sliding doors, hanging rail and shelf. TV/sky connection.



- **Bedroom 2** **3.21m x 3.07m**

Double Bedroom with window to the front fitted with curtain pole, roller blind and curtains. Radiator, fitted carpet and pendant light. Built-in wardrobe with double mirrored sliding doors, hanging rail and shelf. TV/sky connection.



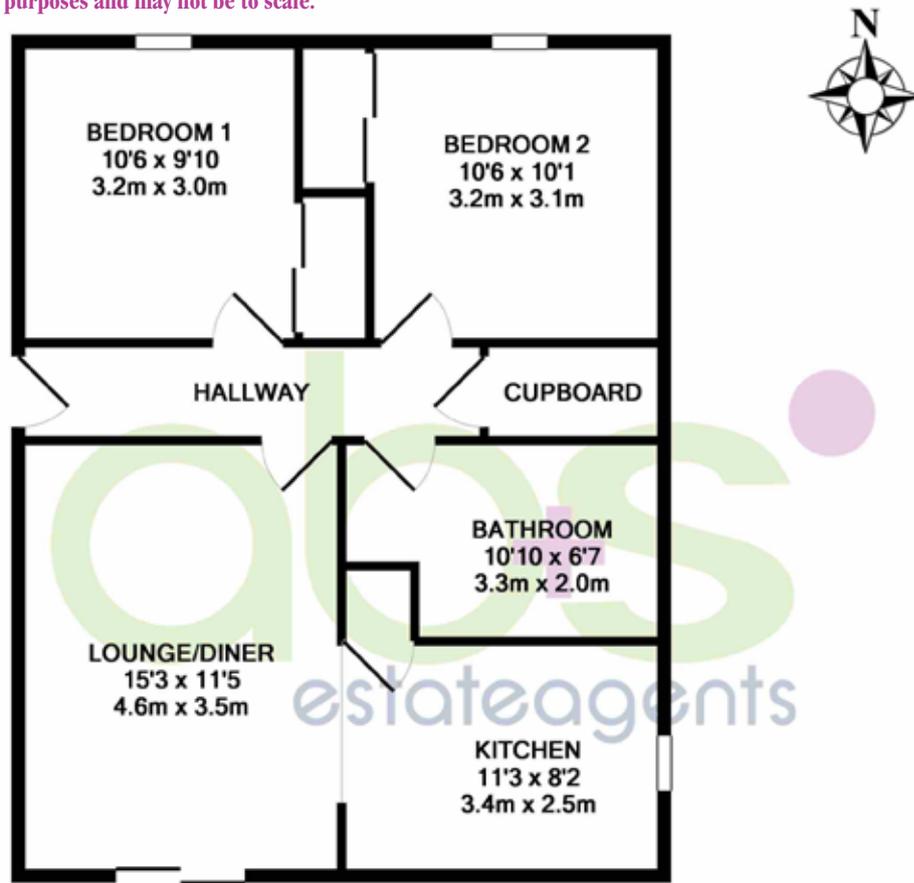
- **Fixtures and Fittings**

All light fittings, curtains, blinds, integrated white goods and floor coverings are included in the sale.

- **Home Report**

Home report valuation as at April 2018 is £128,000 the EPI rating is B, council tax band is B and there is a factoring fee of approximately £60pcm which includes buildings insurance.

- All measurements and distances are approximate.
- Floorplans are for illustration purposes and may not be to scale.



1. The selling agents have not tested any appliances, apparatus, fittings or services and so are unable to verify that they are in working order or fit for their purpose. Interested parties are therefore recommended to obtain verification from their surveyor or test the appliances etc. prior to submitting an offer.
2. The information given above while believed to be correct is intended as a guide only and is not guaranteed. The measurements are approximate.
3. A closing date for offers may be fixed and it is therefore most advisable for prospective purchasers to register their interest with the selling agent. We will endeavour to notify purchasers' solicitors of any closing date, but notwithstanding, the sellers will not be obliged to accept the highest or indeed any offer and have the right to accept an offer at any time or withdraw the property from the market. The sellers will not be liable for any costs incurred by interested parties.
4. For fixed price properties, enquirers should note that the date of entry may be material and any offers subject to survey, subject to finance being obtained, subject to the purchaser's own house being sold or subject to some other suspensive condition may not be considered by the seller.

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a b + s estate agents is the property division of Allan, Black & McCaskie,
Solicitors, Elgin and Stewart & McIsaac, Solicitors, Elgin both of whom are members of Moray Solicitors Property Centre

