

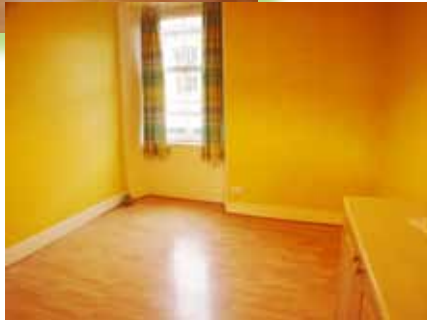
40A SOUTH STREET
ELGIN IV30 1JX



OFFERS OVER £75,000

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

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- **Viewing**

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

Three bedroom upper floor maisonette ideally located in the city centre overlooking South Street. The property enjoys attractive period features such as high ceilings, cornicing, deep skirtings and a decorative stained glass window. Very spacious accommodation comprises:- Lounge, Dining Kitchen, and Bedroom on the first floor with 2 further Bedrooms and Bathroom on the second floor. Benefits from gas central heating and partial double glazing.

- **Entrance**

Alley from South Street leads to the doorway to 40a. Staircase up to the property.

- **Hallway**

Door from entry staircase to L-shaped inner hallway. Baxi boiler, secondary glazed window to the side, fitted carpet, radiator, smoke detector and pendant lights. Cupboard housing electricity meter and cupboard with shelving. Stained-glass window to the side. Staircase to upper floor. Doors to Dining Kitchen, Lounge and Bedroom 1.

- **Lounge** **3.63m x 4.01m**

Good-sized Lounge with windows to the front and in the corner. Gas living flame fire in situ. Radiator, ceiling light fitting and fitted carpet.

- **Dining Kitchen** **5.89m x 3.05m maximum measurements**

Fitted with a range of 'beech' base and wall mounted units. Stainless steel sink and drainer with mixer tap beneath single glazed window to the rear with roller blind. Double glazed window to the front. Beko dishwasher, Indesit washing machine, electric oven and hob, and fridge freezer. Laminate flooring, pendant light and radiator.

- **Bedroom 1** **3.24m x 3.41m**

Double Bedroom with double glazed window to side. Pendant light, fitted carpet radiator

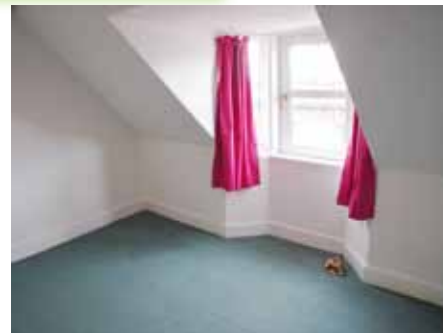


- **Upper Floor**

Carpeted staircase with banister and spindles leads to the upper landing. Velux window, pendant light hatch to loft space and smoke detector. Coombed ceilings. Cupboard with hanging rail.

- **Bedroom 2** **3.16m x 3.84m**

Double bedroom with double glazed bay window to the front. Fitted carpet, radiator, pendant light and coombed ceiling.



- **Bedroom 3** **3.02m x 4.23m**

Double Bedroom with Velux window to the side and single glazed window to the rear. Fitted carpet, coombed ceiling, pendant light and radiator.

- **Study** **3.40m x 1.47m**

Velux window, coombed ceiling, shelving, radiator and wall light.



- **Bathroom** **2.44m x 2.68m**

Large Bathroom with 3 piece white suite comprising a bath with Mira mains shower fitted over, WC and pedestal wash hand basin. Velux window to the rear. Wall mirror, radiator, vinyl flooring, spotlight fitting and coombed ceiling.

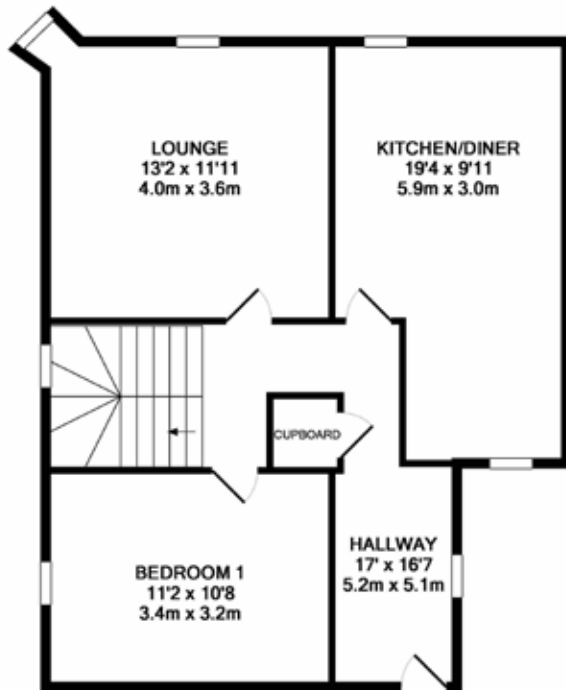


- **Fixtures and Fittings**

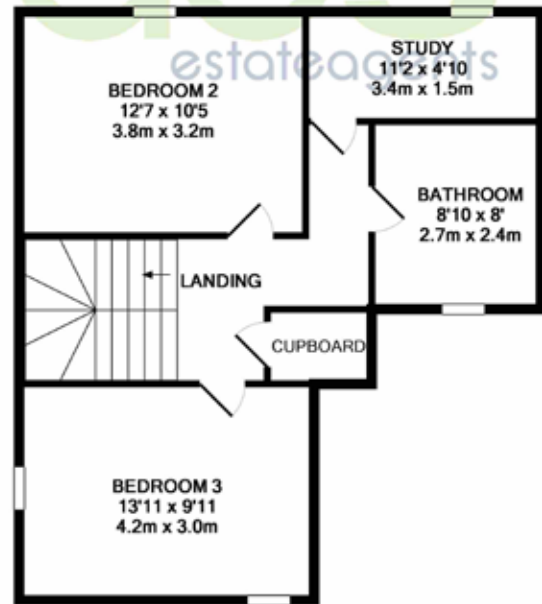
All light fittings, floor coverings, white goods and curtains are included in the sale.

- **Home Report**

Home report valuation as at December 2018 is £85,000, the EPI rating is * and the council tax band is C.



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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- 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

