



**44 Moss Street, Elgin, IV30 1LT**

**Price guide £140,000**



Superb ground floor apartment which must be viewed to be fully appreciated.

Partially converted and constructed back in 2006 and in spotless walk-in condition, the accommodations comprises : Garage with ramp access to entrance, 3 section hallway, large Lounge with patio doors, fitted kitchen, 2 bedrooms and bathroom along with a small courtyard garden.

Simply put, this is a delightful property.



### **Garage 3.9 m x 5.8 m (12'10" mx 19'0" m)**

Double folding doors for vehicles plus inset Judas door for individuals open into the garage. Light and power. Hotpoint Washing machine with connection and wheelchair ramp to the front door of the flat. Meter cupboard.

### **Hallway**

There are 3 sections of Hallway.

1st section - 8 m x 1.6 m reducing to 1.2 m

Wall light, radiator and laminate wood flooring - which extends throughout the apartment with the exception of the Bathroom.

Boiler cupboard with Glowworm combination boiler.

2nd section - 3.58 m x 0.9 m

Giving access to the 2 bedrooms and bathroom. Wall light.

3rd section - 2.3 m x 1.4 m

Access to the Kitchen and Lounge and also

### **Lounge 4.6 m x 4.45 m (15'1" mx 14'7" m)**

Lovely generous Lounge with Patio doors out to the courtyard garden and feature shelving to one wall. Handy storage cupboard - 1.35 m deep and 1.46 m wide with fitted shelving and automatic light.

Pendant ceiling light and radiator.

### **Kitchen 2.3 m x 2.5 m (7'7" mx 8'2" m)**

Rear facing window brings in natural light. Good range of fitted units in cream with wood effect work surfaces and sink with drainer. Integral cooker with oven, grill, 5 ring gas hob and hood. Free standing Smeg fridge. Pendant light and radiator.

### **Bedroom 1 3 m x 5 m (9'10" mx 16'5" m)**

Double bedroom with Patio doors out to the courtyard garden. Pendant light fitting and radiator.

### **Bedroom 2 2.3 m x 3.36 m (7'7" mx 11'0" m)**

Second bedroom with window to Courtyard. Pendant light and radiator.

### **Bathroom 3.6 m max x 1.82 m max (11'10" mmax x 6'0" mmax)**

Bathroom with high quality Heritage suite comprising bath, wc and wash hand basin. Electric Mira Sport shower fitted over the bath. Wall tiling to half height and round bath area. Black and white statement floor tiles. Ceiling light and radiator.

### **Courtyard Garden**

Lovely private sheltered area of garden which can be accessed from the lounge,

bedroom 1 and the back door. White painted stone wall and low maintenance stone chips.

### **Fixtures and Fittings**

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integral oven, hob and hood and Smeg freezer in the kitchen and the washing machine in the garage.

### **Services**

Mains electricity, drainage and water. Gas central central heating and double glazing.

### **Home Report**

Home report valuation as at October, 2020 is £140,000, EPI rating C and Council Tax Band B.



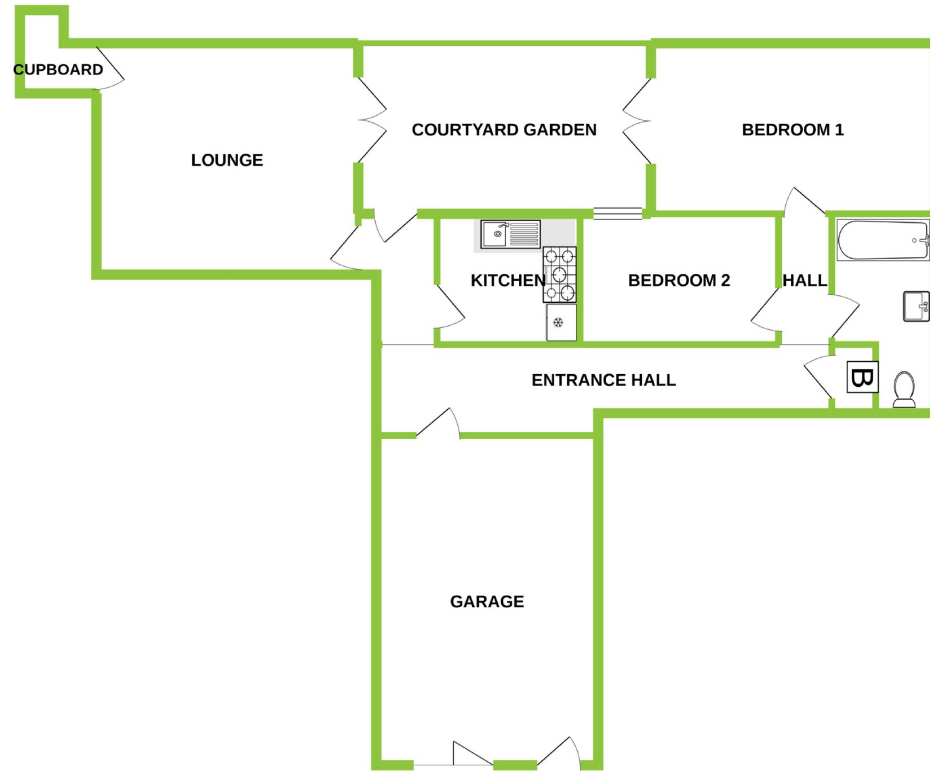




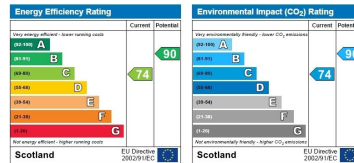
44

46

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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.  
Made with Metrepro ©2020.



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

24 Batchen Street, Elgin, Moray, IV30 1BH  
 T: 01343 564123  
 F: 01343 564 129  
 enquiries@abands.uk.com  
 www.abands.uk.com

