

10a Abbey Street, Elgin, IV30 1DA
Offers in the region of £139,000

Traditional maisonette ideally located in the centre of Elgin and within walking distance to a variety of local shops and amenities.

The deceptively spacious accommodation comprises entrance hallway, lounge, dining kitchen, three double bedrooms and bathroom. The property, which is in excellent order throughout, enjoys views to the historic Greyfriars Convent and further benefits from double glazing and gas central heating (new boiler fitted April 23).

ENTRANCE HALLWAY

9'5" x 4'11" (2.89m x 1.52m)



UPVC and glazed door; inset ceiling light fittings; fitted carpet; leads to kitchen, bathroom, bedroom 1, lounge and the staircase to the first floor.

DINING KITCHEN

14'7" x 10'6" (4.47m x 3.21m)



Window to front; inset ceiling spotlights; ceiling light fitting; wood effect laminate flooring; modern fitted kitchen in white high gloss; built-in electric oven; induction hob & hood; space for fridge freezer; space and plumbing for washing machine and dishwasher; built-in storage cupboard housing the gas central heating boiler (fitted April 2023); space for table and chairs.



BATHROOM

13'8" x 9'5" (4.18m x 2.88m)



Window to front with built-in storage below; ceiling light fitting; black and white chequered vinyl flooring; four piece suite in white comprising pedestal sink, WC, bath and shower cubicle with electric shower.

BEDROOM 1

11'10" x 9'10" (3.63m x 3.00m)



Window to rear with view over the gardens and rooftops towards the church; ceiling light fitting; fitted carpet.

LOUNGE

14'9" x 11'10" (4.50m x 3.61m)



Double aspect windows to front and side; window to side with built-in cupboard below; recessed shelving with cupboard below; ceiling light fitting; fitted carpet; fireplace.

STAIRCASE & LANDING

11'6" x 10'11" (3.51m x 3.33m)



Velux window to rear; inset ceiling spotlights; fitted carpet; leads to bedrooms 2 & 3.

BEDROOM 2

10'11" x 9'9" (3.33m x 2.99m)



Velux window to rear; inset ceiling spotlights; fitted carpet.

BEDROOM 3

10'11" x 10'5" (3.33m x 3.18m)



Velux window to rear; inset ceiling spotlights; fitted carpet.

OUTSIDE

The property is accessed between 4 & 8 Abbey Street. The entrance to the property is from the rear of the building and up a set of stone steps. There is no garden ground with this property.

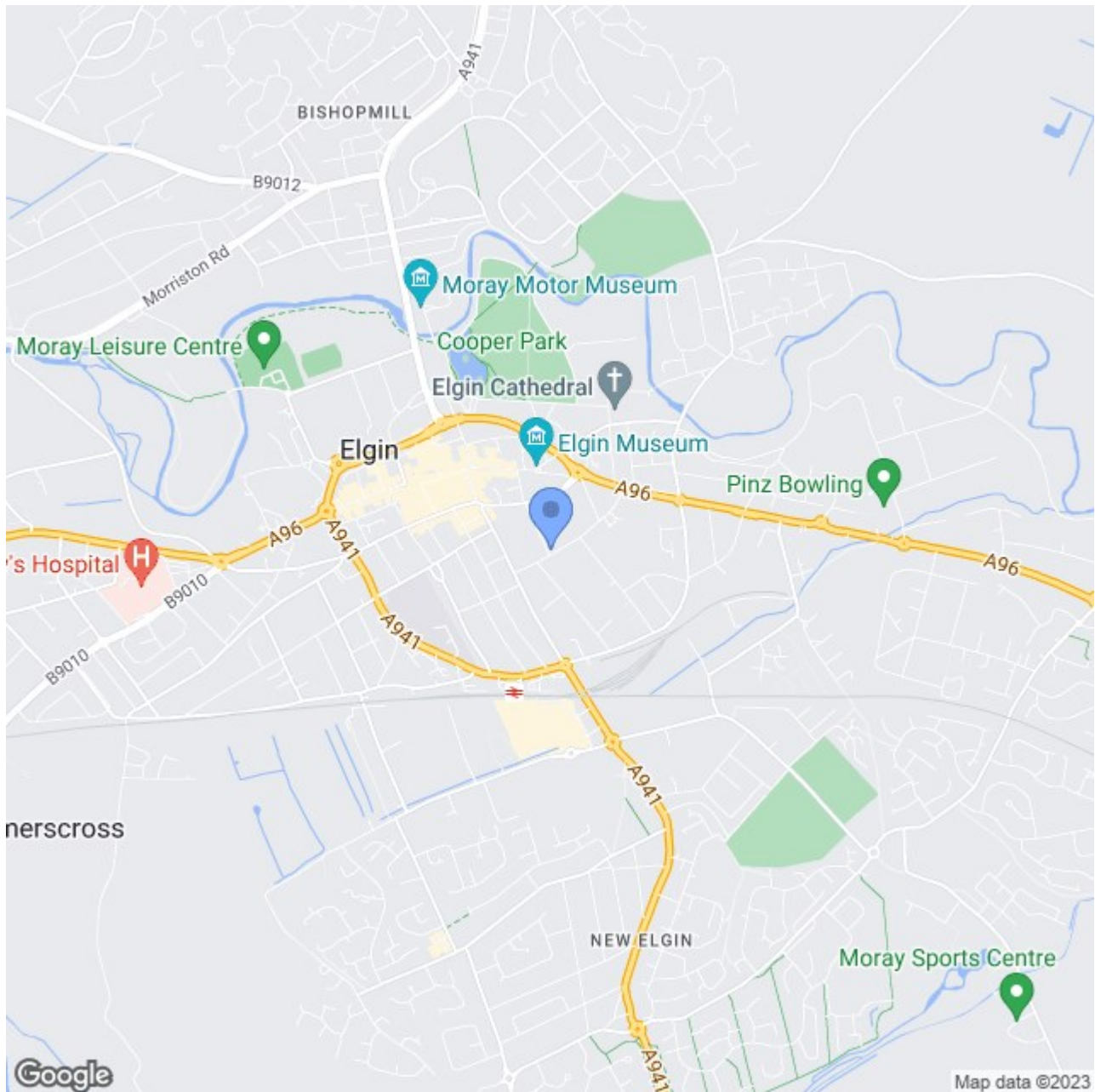
NOTES

Included in the asking price will be all carpet and fitted floor coverings, all light fittings, all bathroom fittings and the oven, hob and hood in the kitchen.

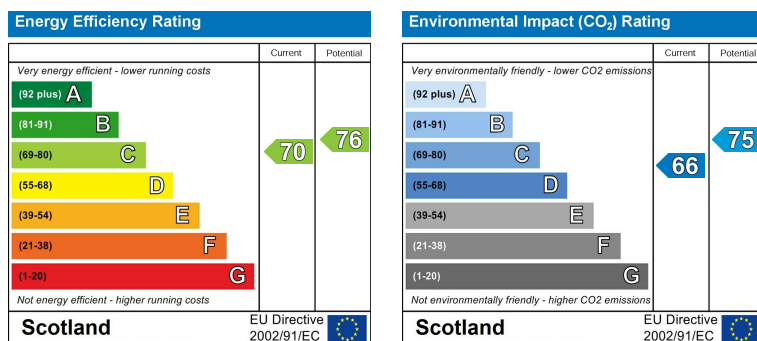
Council Tax Band: B

Viewings: Contact selling agent on 01343 555150

Area Map



Energy Efficiency Graph



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