



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**4 Hawthorn Court, Elgin, IV30 1PR**  
**Offers over £115,000**

Modern first floor flat situated in a convenient central location within Elgin, within walking distance to the town centre and minutes from Dr Gray's Hospital. The accommodation, which has newly been redecorated throughout, comprises private entrance staircase and front door, entrance vestibule, lounge, dining kitchen, hallway, two bedrooms and shower room. The property, which is fully furnished and would make an ideal first-time buy or buy-to-let investment further benefits from double glazing, gas central heating, newly fitted carpets throughout and one allocated parking space.

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### ENTRANCE VESTIBULE

5'0" at widest x 4'3" at longest (1.54m at widest x 1.31m at longest)



Stone steps lead up to the flat's private entrance door; UPVC and glazed door; window to side; ceiling light fitting; tiled flooring; built-in cupboard housing the electric consumer units; door to lounge.

### LOUNGE

12'2" x 12'0" (3.71m x 3.67m)



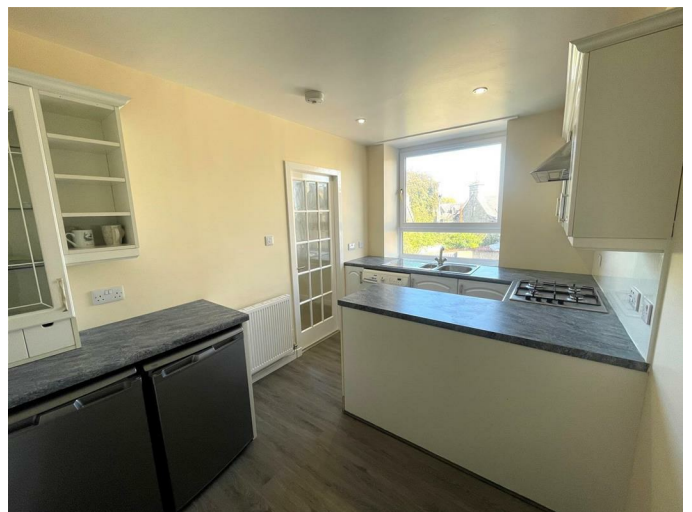
Large window to front; ceiling light fitting; newly fitted carpet; two two-seater sofas; door to internal hallway; door to dining kitchen.

### DINING KITCHEN

12'2" x 8'2" (3.72m x 2.51m)



Large window to front; two inset ceiling spotlights; ceiling light fitting; wood effect laminate flooring; fitted kitchen in white; built-in new electric oven; gas hob and hood; washing machine; under counter fridge and freezer; space for table and chairs.



**INTERNAL HALLWAY**  
5'9" x 3'2" (1.77m x 0.97m)



Ceiling light fitting; newly fitted carpet; leads to shower room and bedrooms 1 & 2.

**SHOWER ROOM**  
5'10" x 5'6" (1.79m x 1.69m)



Two inset ceiling spotlights; extractor; hatch to the loft space; tiled flooring; WC, vanity mounted sink and shower cubicle with mains fed shower.

**BEDROOM 1**  
12'0" x 10'11" (3.67m x 3.33m)



Window to rear; ceiling light fitting; newly fitted carpet; wooden double bed with new mattress; two double built-in wardrobes with hanging rails and shelving.







## BEDROOM 2

9'8" at widest x 8'2" at longest (2.96m at widest x 2.50m at longest)



Window to rear; ceiling light fitting; newly fitted carpet; white single bed with new mattress; white free standing wardrobe.



## OUTSIDE



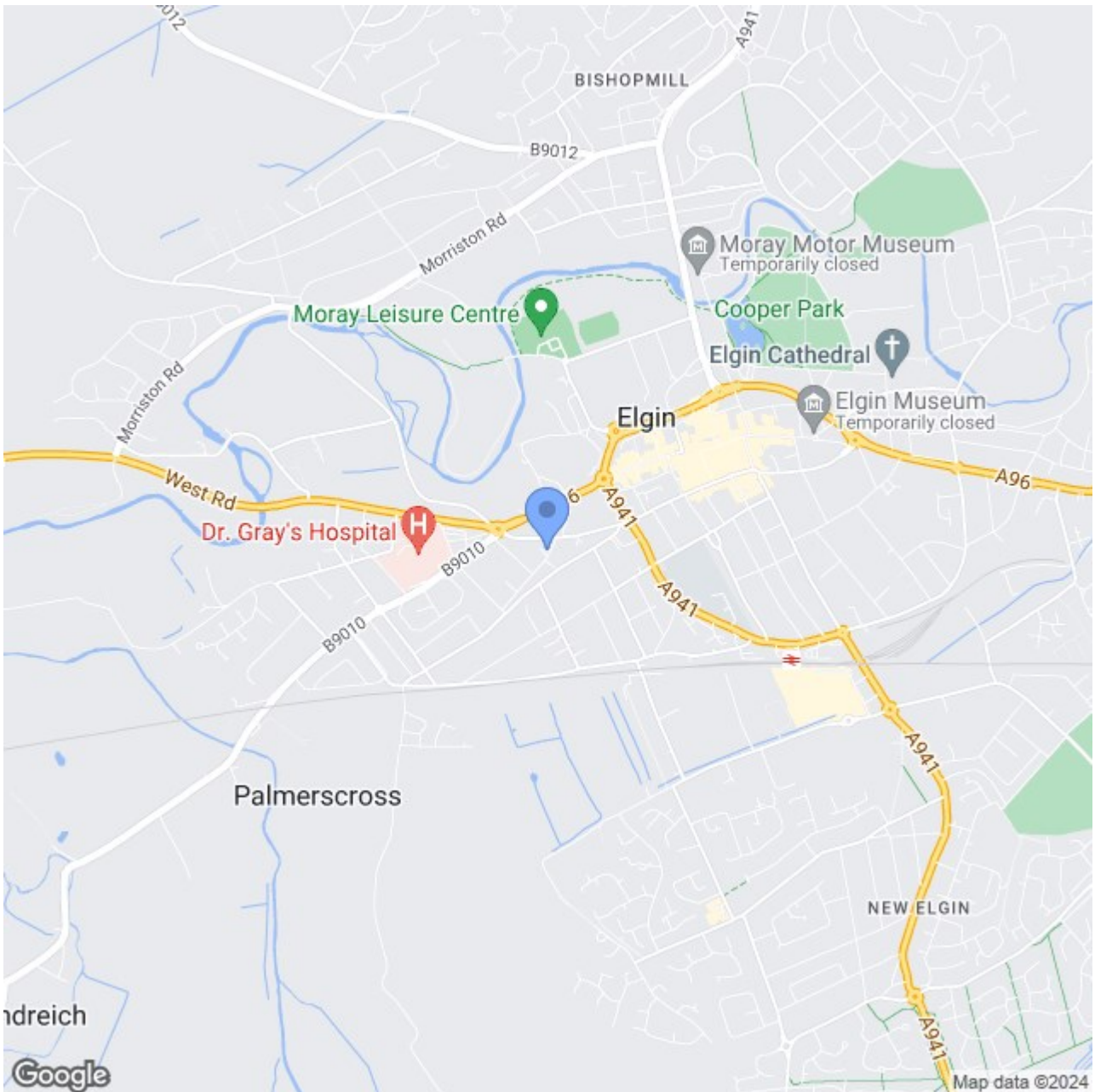
There is one parking space belonging to no.4 located to the front of the property, laid to gravel. There is an secure outdoor storage space located under the stairs.

## NOTES

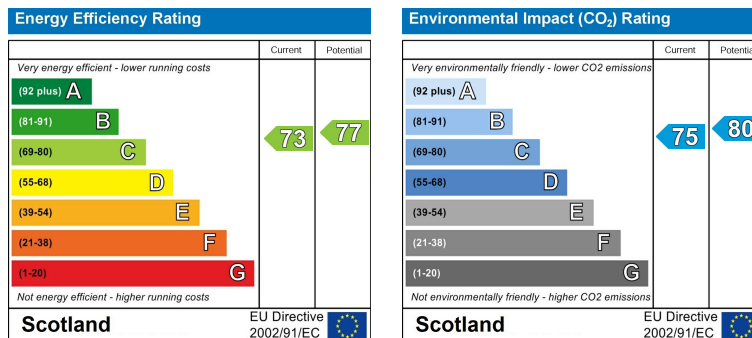
Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, the oven, hob & hood, washing machine, under counter fridge and freezer in the kitchen, the two sofas in the lounge, the double bed & mattress and in bedroom 1 and the single bed, mattress and free standing wardrobe in bedroom 2.

Council Tax Band: B

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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