



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**23 Moravia Apartments, Elgin, IV30 6LN**  
**Offers over £115,000**

Modern ground floor flat built by respected local builder, Springfield, which would make an ideal first time or investment purchase. The accommodation comprises hallway, open plan lounge/kitchen, two double bedrooms and a bathroom. The property, which is in excellent order throughout, further benefits from double glazing, gas central heating, secure telephone entry system, spacious storage room and ample parking.

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**HALLWAY**

5.03m x 1.06m

Secure UPVC door with spyhole; wall mounted secure entry telephone; spacious walk-in cupboard (1.68m x 1.06m); two ceiling light fittings; wood effect flooring.

**LOUNGE**

15'1" x 11'1" (4.62m x 3.40m)



Front facing window with Patio doors and security railings; wood effect flooring; ceiling light fitting.

**KITCHEN**

11'5" x 8'0" (3.50m x 2.44m)



Window to front; fitted kitchen; built-in single electric oven; four ring gas hob and hood; integrated washing machine; Beko fridge freezer; spacious storage cupboard; tile effect flooring; ceiling light fitting.

**BEDROOM 1**

10'6" x 9'9" (3.22m x 2.98m)



Window to rear; double built-in wardrobe; wood effect flooring; ceiling light fitting.

**BEDROOM 2**

10'6" x 9'5" (3.22m x 2.89m)



Window to rear; double built-in wardrobes; wood effect flooring; ceiling light fitting.

### **SHOWER ROOM**

10'3" x 6'7" (3.14m x 2.03m)



Window to side; sink, WC and shower enclosure with mains fed shower; chrome towel radiator; ceramic tile flooring; ceiling light fitting.

### **SECURE STORAGE ROOM**

Spacious and secure storage room adjacent to the flat with power and light; housing the electric consumer units.

### **OUTSIDE**

There is ample parking to the rear of the property.

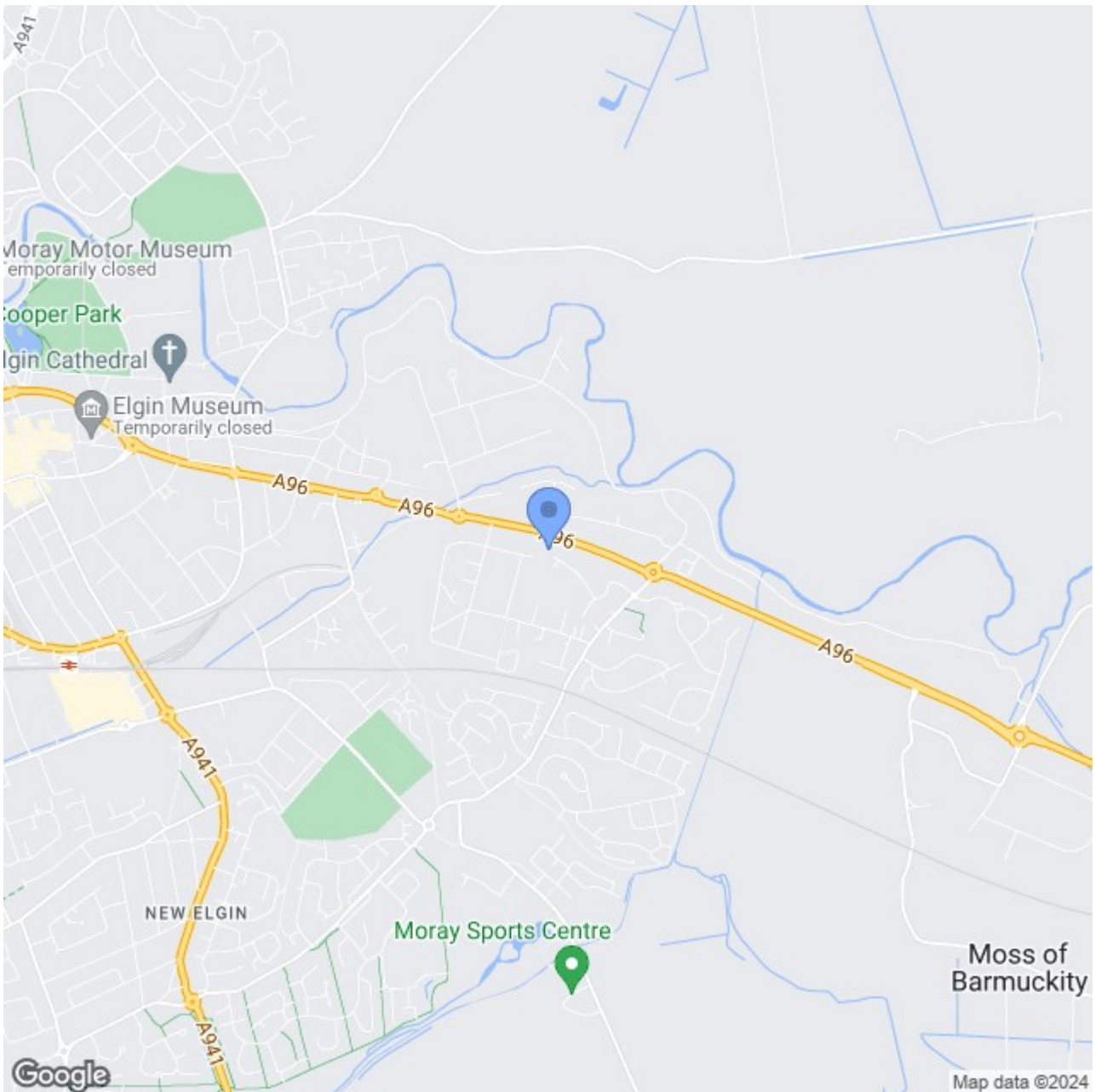
### **NOTES**

Included in the asking price are all carpets and fitted floor coverings, all light fittings and blinds; all shower room fittings, the oven, hob and hood, integrated washing machine and fridge freezer in the kitchen.

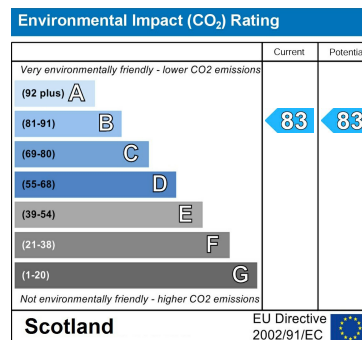
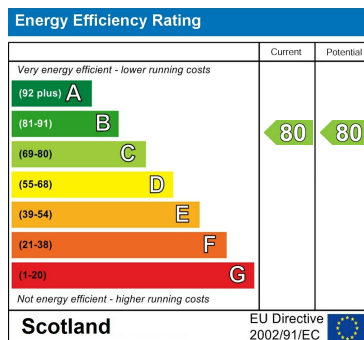
Council Tax Band: B

### **VIEWING CONTACT SELLING AGENT**

## Area Map



## Energy Efficiency Graph



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