



**Harper
Macleod LLP**
Estate Agents & Solicitors



8 South Court, Elgin, IV30 1ND
Offers over £135,000

Immaculate two bedroom first floor flat in the sought after Darliston development and within walking distance of Elgin town centre, railway and bus stations, Dr Gray's hospital and Moray college UHI. The accommodation comprises reception room, hallway, lounge, kitchen, two double bedrooms and a bathroom. The property which has been recently upgraded by the current owner is in walk-in condition throughout and further benefits from a secure video entry system, double glazing, gas combi-boiler central heating with Hive thermostat; well tended communal garden grounds, allocated and visitor parking.

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RECEPTION ROOM/PORCH

Entrance door; south facing arched window; wood effect flooring; wall light fitting; wall mounted cupboard.

HALLWAY

Built-in cloak cupboard also housing the electric consumer units; fitted carpet; ceiling light fitting; hatch to the floored loft space.

LOUNGE

16'3" x 10'1" (4.97m x 3.08m)

Window to rear; fitted carpet; ceiling light fitting.

KITCHEN

11'5" x 6'10" (3.50m x 2.10m)

Window to rear; recently fitted Howden's kitchen in contemporary painted wood effect; built-in single electric oven, microwave, hob and hood; Kenwood slimline dishwasher; Zanussi washing machine; Beko fridge freezer; wall mounted gas central heating boiler; vinyl flooring; ceiling light fitting.

BEDROOM 1

12'3" x 10'3" (3.75m x 3.14m)

South facing window; triple built-in wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 2

12'4" x 9'0" (3.78m x 2.75m)

South facing window; built-in wardrobe; fitted carpet; ceiling light fitting.

BATHROOM

6'9" x 6'2" (2.07m x 1.90m)

Window to side; recently fitted bathroom with vanity mounted sink and WC; bath with mains shower and circular shower screen; wall mounted towel radiator; vinyl flooring; inset ceiling spotlights. and finished throughout with contemporary Porcelanosa tiles.

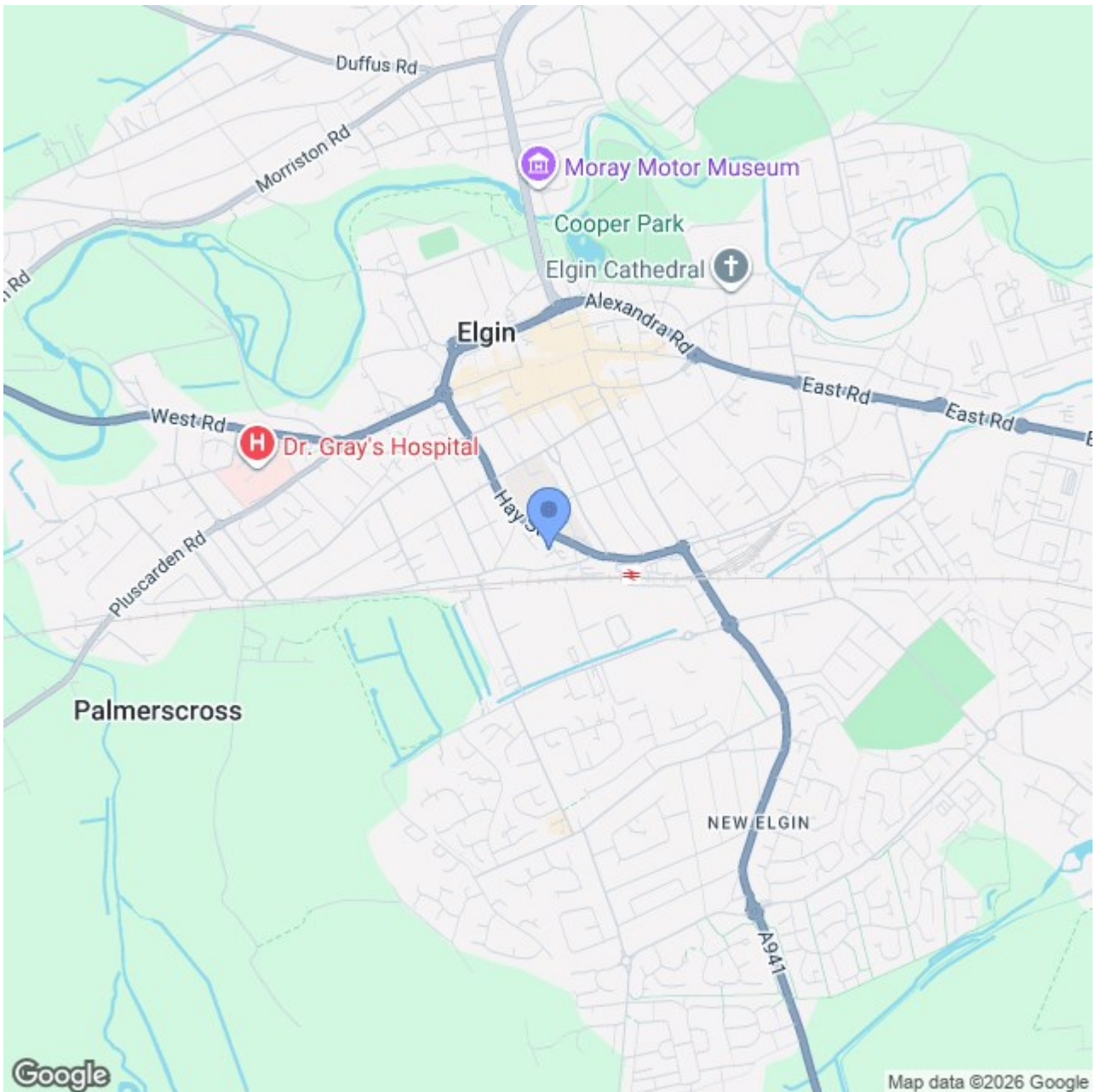
OUTSIDE

The property is set in well tended communal garden grounds; one allocated parking space and visitor parking.

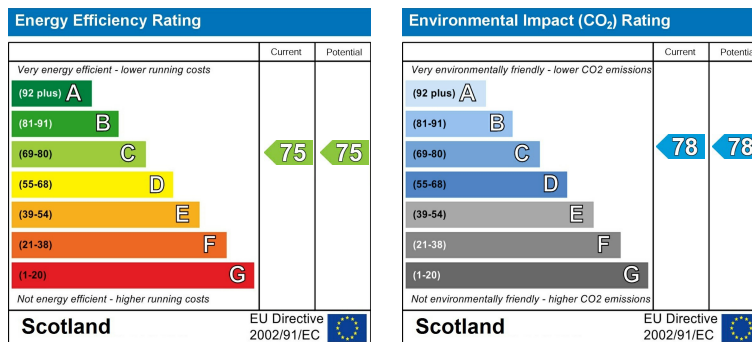
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom fittings; the built-in electric oven, microwave, hob, hood, Beko fridge freezer, Kenwood dishwasher and Zanussi washing machine in the kitchen.

Area Map



Energy Efficiency Graph



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