



20 Corgarff Road, Elgin, IV30 8BH
Offers over £160,000

2 bedroom modern and beautifully presented first floor flat located in the outskirts of Elgin. The accommodation comprises entrance hallway, open plan lounge/dining kitchen, two double bedrooms & shower room. The property further benefits from double glazing, air source & gas central heating, ample residential parking.

ENTRANCE HALL

6'1" x 5'9" (1.86m x 1.77m)

Front door; window to side; built-in storage cupboard houses the fuse box and electric meter; LVT flooring; ceiling light fitting.

HALLWAY

Fitted carpet; large built-in storage cupboard; loft hatch; ceiling light fitting.

OPEN PLAN LOUNGE & DINING KITCHEN

Windows to rear; fitted kitchen in contemporary dark grey; integrated fridge/freezer, dishwasher and washer dryer; built in oven, integrated hob and hood; wall unit houses the gas boiler; LVT flooring; two ceiling light fittings.

LOUNGE AREA

14'1" x 12'10" (4.30m x 3.92m)

KITCHEN AREA

11'6" x 10'7" (3.51m x 3.24m)

BEDROOM 1

3.27m x 2.94m

Window to front; built-in double wardrobe; fitted carpet; ceiling light fitting.

SHOWER ROOM

8'2" x 5'10" (2.50m x 1.80m)

Frosted window to side; vanity mounted sink; WC and walk in shower enclosure with mains shower; heated towel rail; vinyl flooring; inset ceiling spotlights.

BEDROOM 2

10'10" x 9'7" (3.31m x 2.93m)

Window to front; built-in double wardrobe; fitted carpet; ceiling light fitting.

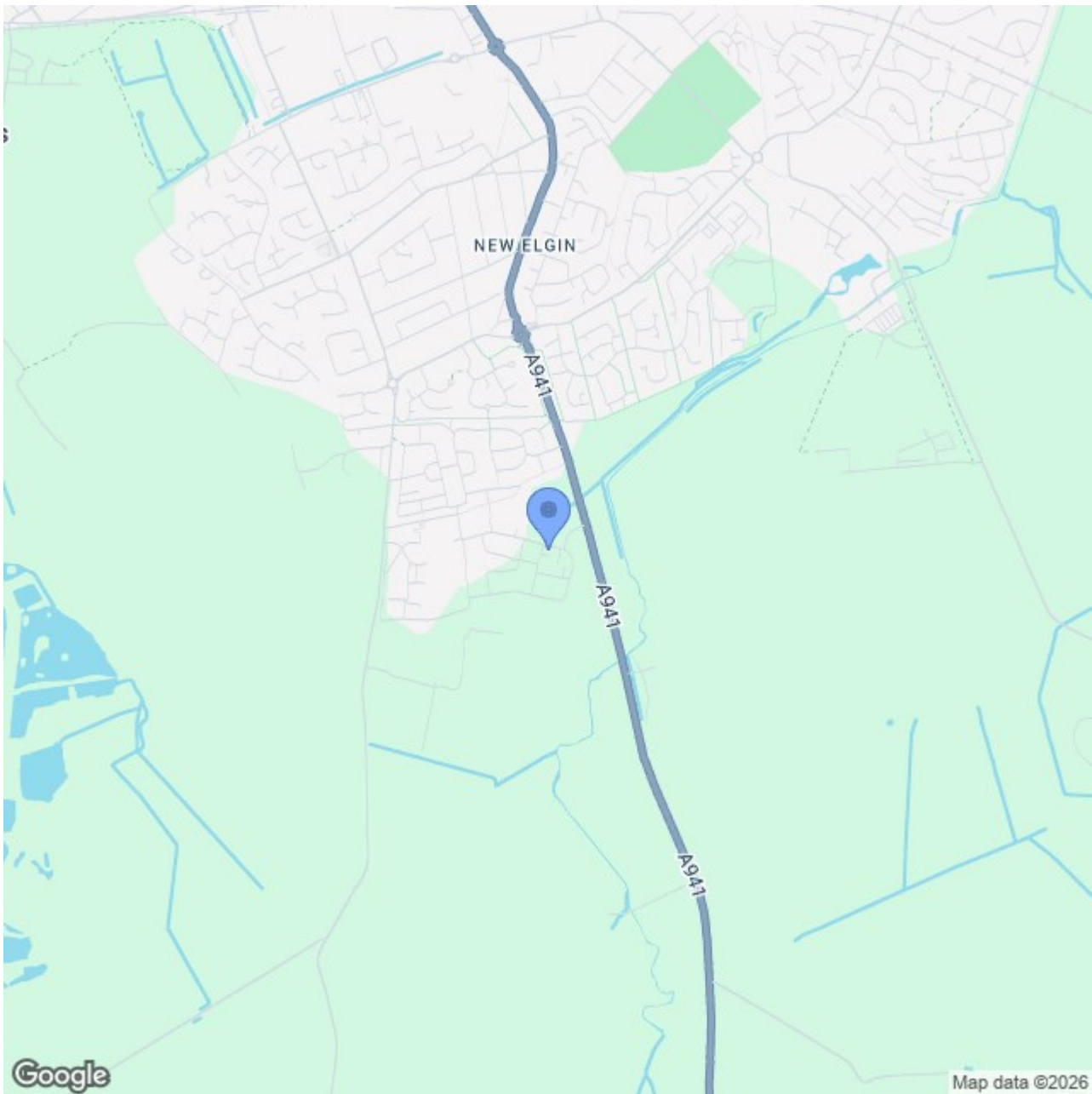
OUTSIDE

The property benefits from ample residential parking.

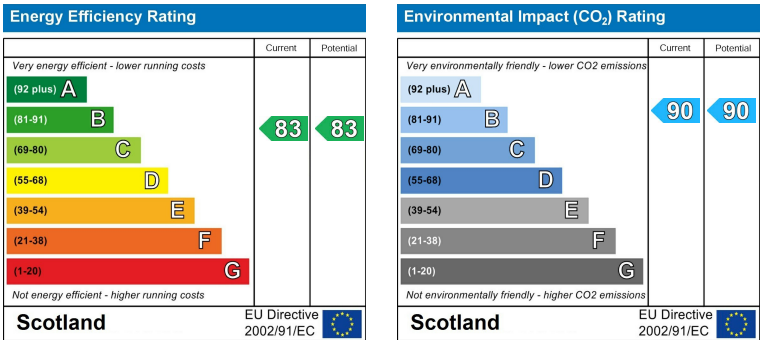
NOTES

Included in the asking price is all carpets and fitted flooring coverings, all light fittings, curtains and curtain poles, all bathroom fittings, the integrated fridge/freezer, dishwasher and washer dryer, built-in oven, integrated hob and hood. Curtains in Bedroom 1 are not included in the sale of the property.

Area Map



Energy Efficiency Graph



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