Harper Macleod LLP
Estate Agents & Solicitors









11 Bain Road, Elgin, IV30 6GD

Offers over £125,000

Immaculately presented two bedroom first floor flat situated in a popular residential location of Elgin. The accommodation comprises entrance vestibule, hallway, lounge, kitchen, two double bedrooms and recently upgraded JNK shower room. The property further benefits from gas central heating, double glazing, shared garden and a resident's car park provides a good deal of off-street parking.

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ENTRANCE VESTIBULE
Wooden entrance door; cupboard housing the electric consumer units; fitted carpet.

HALLWAY
Spacious walk-in storage cupboard with power and light; fitted carpet; ceiling light fitting; hatch to the loft space.

LOUNGE
13'7" x 13'5" (4.16m x 4.11m)
Window to front; fitted carpet; ceiling light fitting.

KITCHEN
9'10" x 4'10" (3.02m x 1.48m)
Window to front; fitted kitchen in medium wood effect; built-in single electric oven, hob and hood; integrated washing machine; under counter fridge; wall mounted gas boiler; vinyl flooring; ceiling light fitting.

BEDROOM 1
9'11" x 9'2" (3.04m x 2.81m)
Window to rear; double built-in wardrobe; fitted carpet; ceiling light fitting.

BEDROOM 2
10'0" x 9'0" (3.06m x 2.76m)
Window to rear; double built-in wardrobe; fitted carpet; ceiling light fitting.

SHOWER ROOM
8'11" x 6'3" (2.73m x 1.92m)
Window to side; recently fitted with JNK vanity mounted sink; WC and spacious shower enclosure with mains shower; vinyl flooring; inset ceiling spotlights; wall mounted towel radiator.

OUTSIDE
The shared garden is laid to lawn with paved pathways leading to the residents car park which provides a good deal of off street parking.

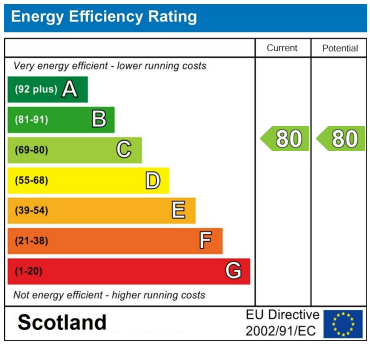
NOTES
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all shower room fittings; the built-in electric oven, hob, hood, integrated washing machine and under counter fridge in the kitchen.

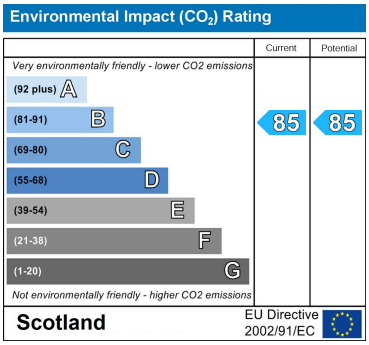
Fibre broadband and Sky TV to the property.

Area Map



Energy Efficiency Graph





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