



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**6 St Johns Court, Hay Street, Elgin, IV30 1NG**  
**Offers over £85,000**

First floor flat situated in a convenient town centre location and within walking distance to a variety of local shops, supermarket and the railway station. The flat would make an ideal first time purchase or buy-to-let investment. The accommodation comprises entrance hallway, lounge, kitchen, bedroom and bathroom. The property further benefits from double glazing (new windows fitted May 2018 by Moray Glass), gas central heating (new boiler installed September 2019), parking and communal garden grounds.

**ENTRANCE HALLWAY**  
14'11" x 6'3" (4.57m x 1.91m)



Wooden and glazed door; secure entry telephone system; ceiling light fitting; fitted carpet; built-in cupboard housing electric consumer units; leads to bathroom, kitchen and lounge.

**BATHROOM**  
8'5" x 6'4" (2.59m x 1.94m)



Window to rear; ceiling light fitting; laminate flooring; WC, sink and bath in white with shower head and mixer taps.

**KITCHEN**  
10'2" x 8'0" (3.11m x 2.44m)



Window to rear; inset ceiling spotlights; vinyl flooring; modern fitted JNK kitchen (fitted September 2019); built-in Hotpoint electric oven; Hotpoint induction hob and hood; fridge freezer; space and plumbing for washing machine; built-in space for microwave; cupboard housing gas central heating boiler (installed September 2019).

**LOUNGE**  
14'0" x 12'7" (4.28m x 3.86m)



Window to rear; ceiling light fitting; fitted carpet; door to bedroom.



## BEDROOM

14'2" x 12'2" (4.33m x 3.71m)



Window to rear; ceiling light fitting; fitted carpet; built-in cupboard with hanging rail and shelving.

## OUTSIDE



There are communal garden grounds to the front and rear of the property. There is parking to the front with a space allocated to Flat No. 6.

## NOTES

Included in the asking price will be all carpets and fitted floor coverings, all blinds and curtains, all light fittings, all bathroom fittings and the oven, hob, hood, fridge freezer and washing machine in the kitchen.

There is currently a monthly maintenance fee of £20 to cover work on the communal garden area and stair cleaning.

Smoke alarms have all been hard-wired and interlinked to meet new Scottish government regulations.

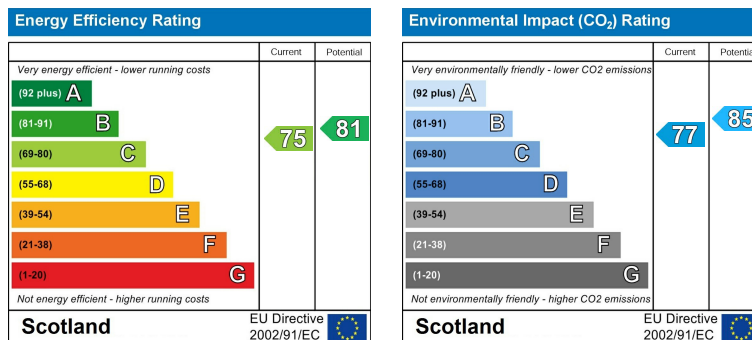
Council Tax Band: A

Viewings: Contact selling agent

## Area Map



## Energy Efficiency Graph



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