



2 bedroom, Detached house for sale

معلومات الوكيل

Springbok Properties	اسم:
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United Kingdom	بلد:
2014	Experience since:
Selling a Property	نوع الخدمة:
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Apartments, Houses	Property Type:
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English	Languages:
https://www.springbokproperties.co.uk	موقع الكتروني:



تفاصيل الاعلان

عقار لل: تخفيض السعر
السعر: GBP 145,000

موقع: بلد:
الدولة / المنطقة / المحافظة: United Kingdom
مدينة: Scotland
عنوان: Elgin
الرمز البريدي: Harbour Street
نشر: IV30 5RU
وصف: 24/12/2024

The property has been INDEPENDENTLY VALUED at £145,000 by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor.

NO CHAIN - VACANT PROPERTY. A charming 1890s old railway station cottage in need of renovation with two bedrooms, an open-plan lounge/kitchen and a large rear garden. Viewing advised.

**** HOME REPORT AVAILABLE BELOW TO DOWNLOAD****

This 1890s detached old railway station cottage is located in Elgin with close proximity to a range of amenities, schools, shopping facilities, food/drink establishments and more. The area also offers excellent road and transport links for travel both locally and further afield.

The accommodation briefly comprises a large open-plan lounge/kitchen with an integral dishwasher, a fridge and a freezer. The utility room consists of kitchen cupboards, an integrated washing machine, an oven and a tumble dryer. There is also an electric shower room.



To the first floor is an inviting landing area through to two well-proportioned bedrooms.

Externally, the property benefits from solar panels and a large rear garden with a patio.

This home is an excellent find. We anticipate a high amount of interest and as such we would recommend that any interested buyers inquire to arrange a viewing at the earliest convenience to ensure the opportunity is not missed.

We highly recommend early viewing as this property is priced relatively low and is likely to generate quite an interest.

Please call us now to book an appointment.

Call Recording

Please note to ensure the highest level of customer service, all calls may be recorded and monitored for training and quality purposes.

Disclaimer

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TENURE

To be confirmed by the Vendor's Solicitors

Note

The price given is a marketing price and not an indication of the property's market value. The vendor like any seller is looking to achieve the maximum price possible. Hence, by making an enquiry on this



property, you recognise and understand that this property is strictly offers in excess of the marketing price provided.

How to View this Property

Viewing is strictly by appointment please call us now for bookings.

AML REGULATIONS & PROOF OF FUNDING: Any proposed purchasers will be asked to provide identification and proof of funding before any offer is accepted. We would appreciate your co-operation with this to ensure there are no delays in agreeing the sale.

Energy Performance Certificate (EPC) graphs

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View EPC for this property
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Additional Media:

* View HOME REPORT

Key features

- * COUNCIL TAX BAND B, HOME REPORT ATTACHED
- * UTILITY WITH INTEGRATED WASHING MACHINE, OVEN & TUMBLE DRYER
 - * SOLAR PANELS
- * DUAL ASPECTED LOUNGE WITH MULTI-BURNING (WOOD/COAL) FIRE
 - * MODERN FITTED DINING KITCHEN
- * ACCESS TO PATIO AND ONTO LARGE ENCLOSED GARDENS
 - * SMART BATHROOM WITH ELECTRIC SHOWER
- * DOUBLE GLAZING & 2 DOWNSTAIRS FISCHER STORAGE HEATERS
 - * CHARMING LOCATION
 - * VIEWING ADVISED

Pursuing Excellence in Your Search for Real Estate

Specializing in the delivery of real estate in some of the world's most sought-after locations, our firm has become a permanent fixture of the global property industry. Relying on our team of expert advisors, we're passionate in our pursuit of excellence - no matter its context or setting.

Relying on our in-depth understanding of the high-end property market, Alistair Brown International Real Estate (ABIRE) is the partner of choice for those looking to experience the absolute pinnacle of global real estate. Delivering an array of services relevant to sellers, buyers, investors and developers alike, we offer exceptional insight into a market characterized by its dynamism and competitiveness.



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Lease terms

Date Available:

Contact information

IX6.524.584

IMLIX ID:

