

CLUNY ESTATE AGENTS

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REDUCED: £4000 BELOW VALUATION



This one bedroom top floor flat is conveniently situated right in the heart of Elgin, close to local amenities and transport links, and would make an ideal first-time buy or investment purchase.

TOP FLOOR FLAT
ONE DOUBLE BEDROOM
GAS CENTRAL HEATING
DOUBLE GLAZING
CONVENIENT CENTRAL
LOCATION
COUNCIL TAX BAND A
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Reduced
£71,000

E1057

This freehold one bedroom top floor flat is conveniently located right in the heart of Elgin, close to shops, restaurants and transport links.

A communal entrance and stairwell lead up to the flat, where the accommodation comprises: Hallway, lounge, kitchen, double bedroom with mirrored wardrobe, and a bathroom. The property benefits from gas central heating and double glazing. The property is being sold unfurnished, but the furniture may be available to purchase by separate negotiation.

This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Bathroom 2.13m x 1.93m
- Kitchen 3.12m x 4.0m
- Lounge 4.75m x 3.45m
- Bedroom 3.52m x 2.95m



Please note this floorplan is not to scale and is for representational purposes only

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.