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## 4 Pansport Place Elgin IV30 1HG



This two bedroom ground floor flat with garden is conveniently situated for local amenities and just a short walk from Elgin town centre. It would make an ideal investment purchase or first-time buy

**GROUND FLOOR FLAT  
TWO BEDROOMS  
GARDEN  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING D  
COUNCIL TAX BAND B  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£90,000**

E722

This spacious two bedroom ground floor flat is situated in an established residential area, just a short walk from Elgin town centre and close to local amenities. The accommodation comprises: Entrance hallway, large living room, modern kitchen, two bedrooms and a bathroom with shower over the bath. Benefiting from gas central heating, double glazing and its own garden, this would make an ideal first-time buy or investment purchase and a viewing is highly recommended.







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



- Lounge 4.76m x 4.63m 15'8" x 15'2"
- Bedroom 1 3.98m x 3.70m 13'1" x 12'2"
- Bathroom 2.05m x 1.87m 6'9" x 6'2"
- Bedroom 2 3.47m x 3.08m 11'5" x 10'1"
- Kitchen 4.10m x 3.19m 13'6" x 10'6"



**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.