

5 Thunderton Place, Elgin IV30 1BG



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81 South Street, Elgin IV30 1JW



This immaculately presented one bedroom ground floor flat is situated in the heart of Elgin, within easy walking distance of the High Street and all local amenities and would make an ideal first-time buy.

**GROUND FLOOR FLAT
ONE BEDROOM
SHARED DRYING AREA
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND A
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£85,000**

E1035

This immaculately presented one bedroom ground floor flat is situated in the heart of Elgin, within walking distance of Elgin High Street and all local amenities.

In walk-in condition, the accommodation comprises: Communal entrance, hallway, kitchen, good sized living room, double bedroom with built-in wardrobe and modern, recently fitted shower room. With ample storage throughout, the property has double glazing and gas central heating, with a new boiler having been installed around a year ago. There is an integral store cupboard in communal hallway adjacent to the flat front door. Outside is a shared drying area. A free parking permit can be obtained from the Moray Council.

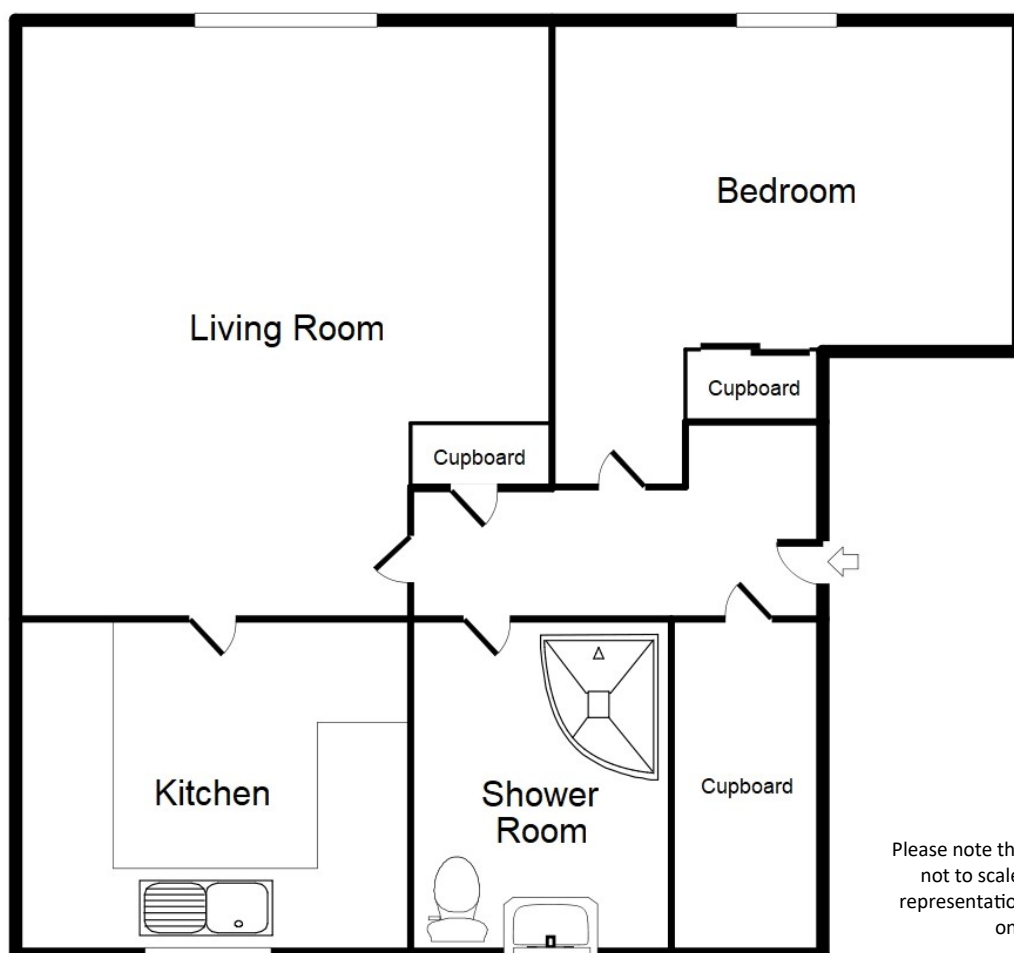
This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Kitchen 2.79m x 2.22m
- Lounge 4.79m x 3.71m
- Shower Room 2.23m x 1.98m
- Bedroom 3.31m x 2.82m



Please note this floor plan 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.