

5 Thunderton Place, Elgin IV30 1BG



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15 Ashgrove Court, Elgin IV30 1UH



This two bedroom ground floor flat with garden is located within easy reach of Elgin town centre and local amenities and would make an ideal first-time buy or investment purchase.

**GROUND FLOOR FLAT
TWO BEDROOMS
GAS CENTRAL HEATING
DOUBLE GLAZING
PRIVATE FRONT AND REAR
GARDEN
OFF-STREET PARKING
COUNCIL TAX BAND B
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£100,000**

E1051

This two bedroom ground floor flat is situated in an established residential area within easy reach of Elgin town centre and local amenities.

The accommodation could benefit from some cosmetic upgrading and comprises: Entrance vestibule, hallway, living room, kitchen, two bedrooms, one with built-in wardrobe, and bathroom. The property benefits from gas central heating and double glazing.

There are private garden areas to the front and rear of the property and ample off-street parking is located to the rear of the block.

Factoring fees apply—approximately £60 is due every six months.

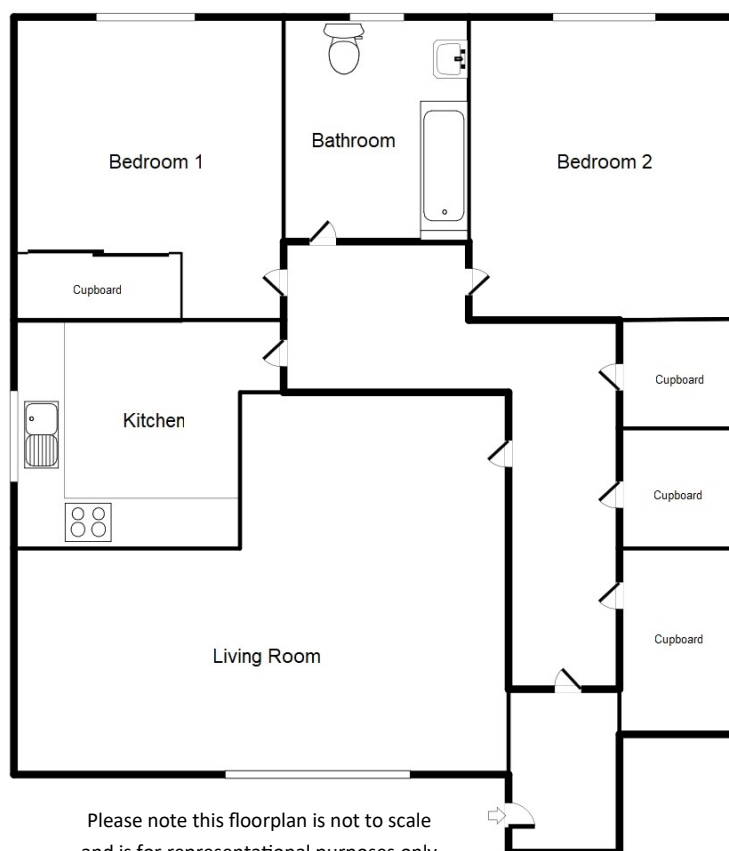
This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

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|-------------|---------------|-------------|---------------|
| • Vestibule | 2.37m x 1.07m | • Bedroom 1 | 2.97m x 2.91m |
| • Lounge | 4.64m x 4.70m | • Bedroom 2 | 3.65m x 2.44m |
| • Kitchen | 2.72m x 2.92m | • Bathroom | 2.55m x 1.59 |



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.