

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

## 9 Batchen Lane, Elgin IV30 1LY



**This first floor purpose-built two bedroom flat enjoys a convenient location in the heart of Elgin, close to all local amenities, and would make an ideal investment opportunity or first-time purchase**

**FIRST FLOOR FLAT  
TWO BEDROOMS  
IDEAL INVESTMENT PURCHASE  
ELECTRIC HEATING  
DOUBLE GLAZING  
EPC RATING C  
COUNCIL TAX BAND B  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£75,000**

**E1096**

This first floor purpose-built two bedroom flat is conveniently situated in the heart of Elgin, within easy walking distance of all local amenities, transport links and the High Street.

In good order, the accommodation comprises: Shared entrance door and stairwell to the first floor, fitted kitchen, bright living room, two double bedrooms and a bathroom. With double glazing and electric heating throughout, the property also benefits from a security door entry system.

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

Mains water, electricity and drainage. Mobile coverage and broadband are available with speeds dependent on the provider.

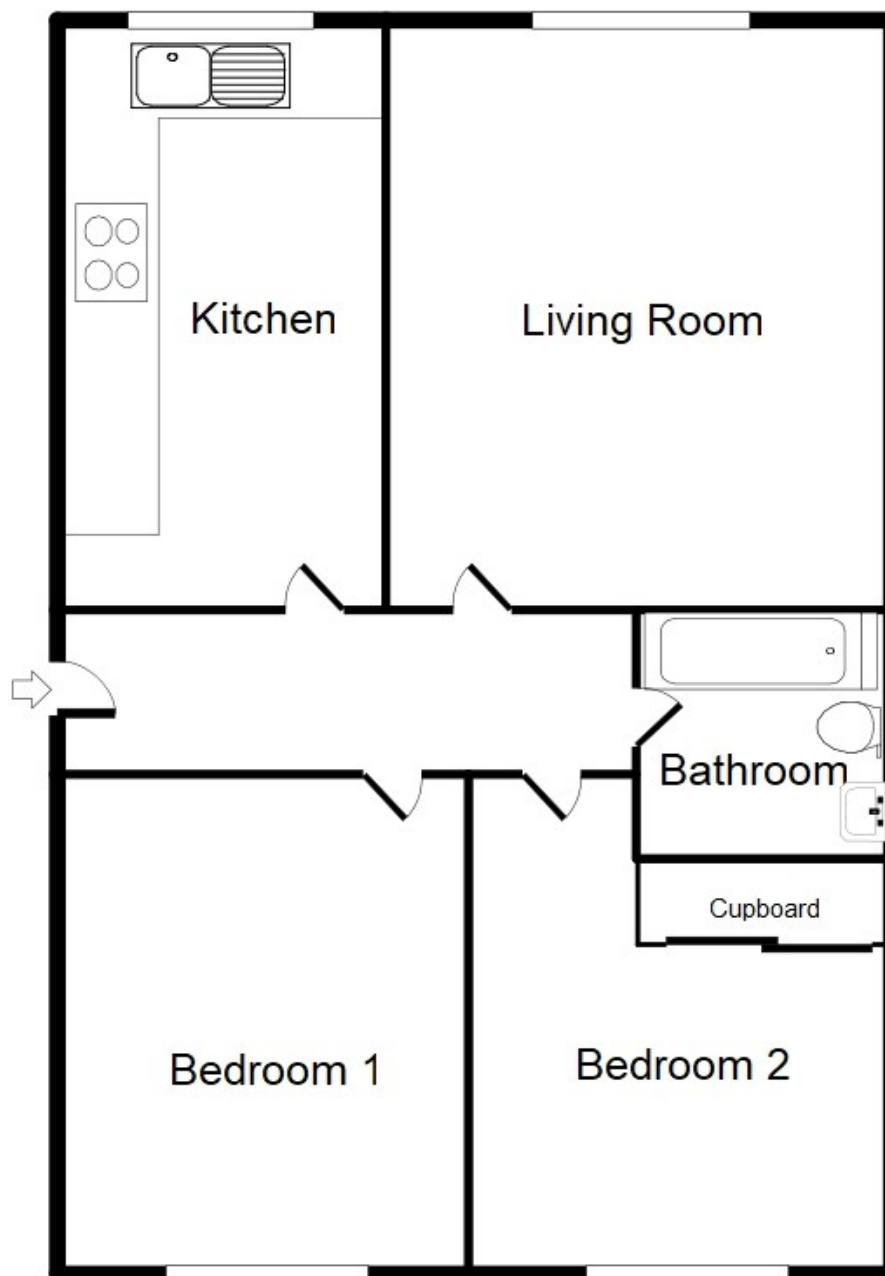






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Lounge 3.45m x 3.10m 11'4" x 10'2"
- Kitchen 3.50m x 1.70m 11'6" x 5'7"
- Bedroom 1 3.76m x 2.39m 12'4" x 7'10"
- Bathroom 1.96m x 1.86m 6'5" x 6'1"
- Bedroom 2 2.78m x 2.41m 9'1" x 7'11"



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.