

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

23 Ashgrove Place, Elgin IV30 1UJ



This one bedroom ground floor flat with low maintenance private garden and off-street parking is situated in an established residential area and would make an ideal first-time buy or investment purchase.

**GROUND FLOOR FLAT
ONE DOUBLE BEDROOM
PRIVATE GARDEN
ALLOCATED PARKING SPACE
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Valuation:
£90,000**

E1100

This recently renovated one bedroom ground floor flat is situated within an established residential area, just a short distance from Elgin town centre and local amenities.

In walk-in condition, the accommodation comprises: Entrance vestibule, living room with access to large storage cupboard, hallway with storage cupboards, kitchen, bathroom and double bedroom with patio doors to the garden. The property benefits from gas central heating and double glazing.

There is a low maintenance private garden to the front and rear of the property, including a seating area and rear gate giving access to an allocated parking space.

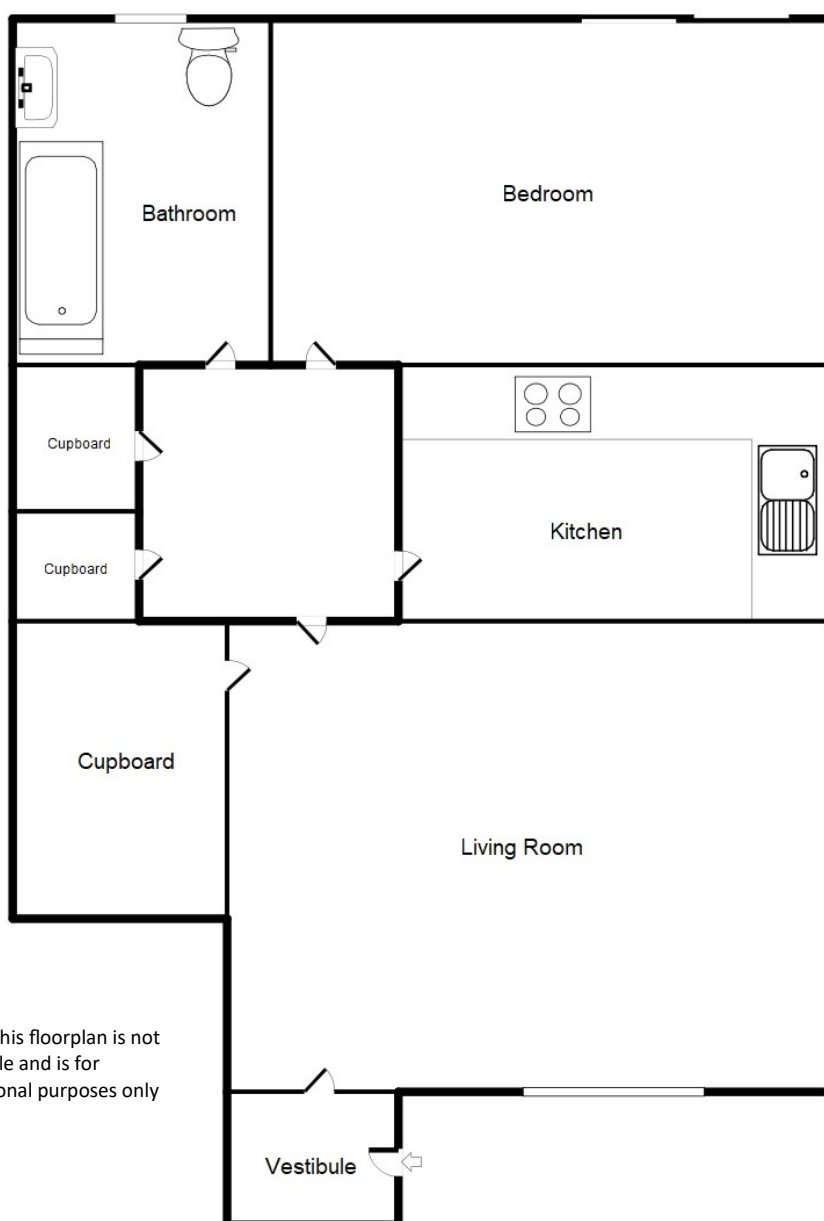
This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Vestibule 1.13m x 1.12m
- Lounge 4.10m x 3.41m
- Kitchen 2.71m x 1.80m
- Bedroom 1 3.69m x 2.90m
- Bathroom 2.91m x 1.66m



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.