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## 26 Caroline Street, Elgin IV30 4DR



This two bedroom first-floor flat with private garden is close to local amenities and within walking distance of Elgin town centre and would make an ideal first-time buy or investment purchase.

**FIRST FLOOR FLAT  
TWO DOUBLE BEDROOMS  
PRIVATE GARDEN  
DOUBLE GLAZING  
GAS CENTRAL HEATING  
COUNCIL TAX BAND A  
EPC RATING C  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£100,000**

**E1104**

This two bedroom purpose-built first floor flat in a block of four is located in an established residential area, close to local amenities and within walking distance of Elgin town centre, Bishopmill Primary School and Elgin Academy.

In need of some modernisation throughout, the good sized accommodation comprises: Entrance door and internal staircase to the first floor, landing, living room with fireplace, kitchen, two double bedrooms, both with fireplaces, one with built-in storage, and a shower room. The property benefits from double glazing and gas-fired central heating.

There is a low maintenance private garden.

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 3.54m x 3.20m
- Lounge 4.51m x 3.93m
- Bedroom 1 3.95m x 3.50m
- Bathroom 1.94m x 1.64m
- Bedroom 2 3.96m x 3.57m



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.