

5 Thunderton Place, Elgin IV30 1BG



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26 Kingsmills, Elgin IV30 4BU



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

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

**Offers Around
£82,000**

E1118

This purpose-built ground floor flat forms part of a block of four properties and is situated in an established residential area, close to local amenities and transport links, and within easy reach of Elgin town centre.

The accommodation comprises: Private entrance, hallway, living room, kitchen, two double bedrooms both with built-in storage, and a bathroom. The property benefits from double glazing and gas central heating.

There are private garden grounds to the front and rear, accessed via shared pathways, and a timber shed.

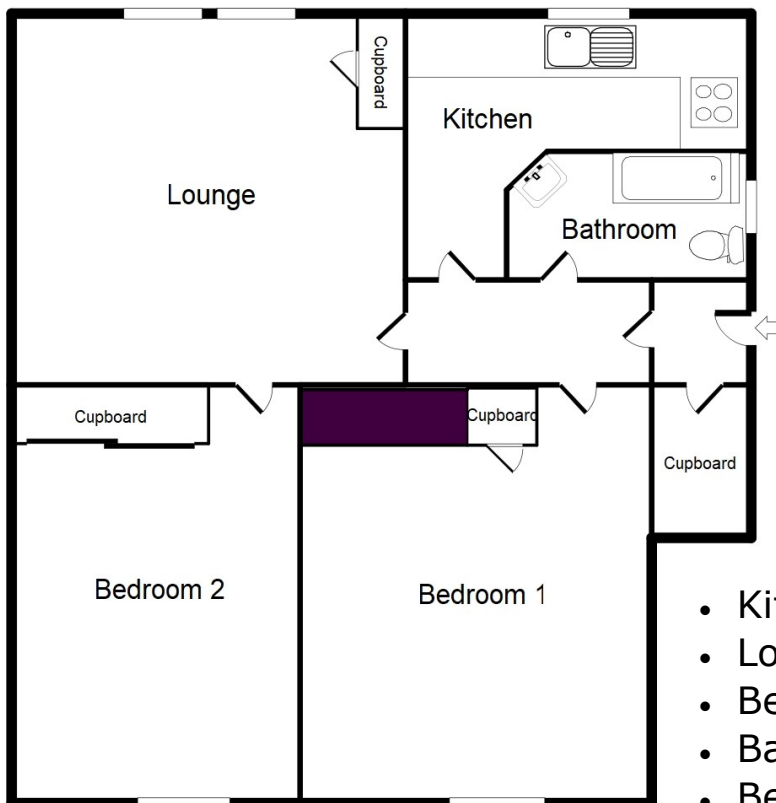
This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.

The property is understood to be served by mains water and mains drainage.





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



Please note this floorplan is not to scale and is for representational purposes only

- Kitchen 3.46m x 1.55m
- Lounge 4.45m x 3.69m
- Bedroom 1 3.68m x 3.22m
- Bathroom 2.48m x 1.64m
- Bedroom 2 2.99m x 2.96m

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.