

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

## 3 Cathedral Court, Elgin IV30 4BZ

**REDUCED: £2000 BELOW VALUATION**



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

GROUND FLOOR FLAT  
ONE DOUBLE BEDROOM  
SHARED PARKING AREA  
COMMUNAL GROUNDS TO REAR  
DOUBLE GLAZING  
ELECTRIC HEATING  
COMMUNAL PARKING AREA  
COUNCIL TAX BAND A  
EPC RATING C  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED

Offers Around  
£68,000

E1126

This purpose-built one bedroom ground floor flat is located within a three storey block, situated in an established residential area of Elgin. The town centre and local amenities are within easy reach.

A communal hallway leads to the accommodation, which comprises: Inner hallway, living room, kitchen, double bedroom and bathroom. The property benefits from electric heating and double glazing.

There is a shared parking area to the front of the block and communal grounds are to the rear.

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

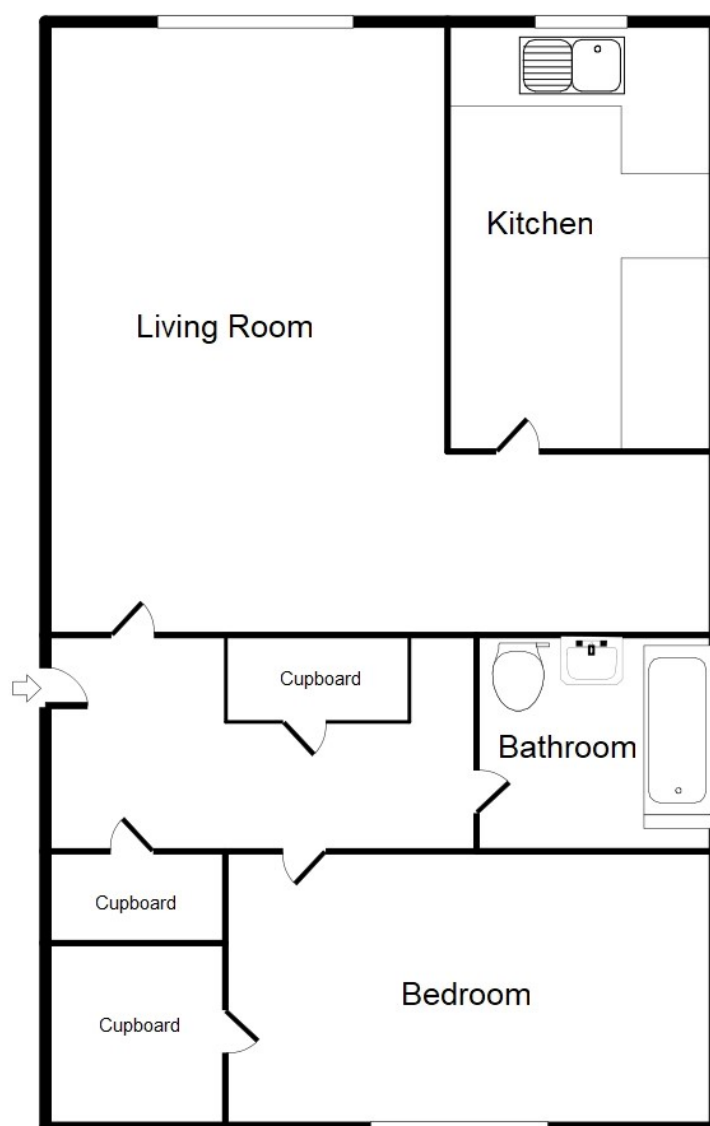






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen 2.71m x 1.73m
- Bedroom 3.49m x 2.49m
- Living Room 4.41m x 2.57m
- Bathroom 1.89m x 1.71m



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.