

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

18 Kingsmills Court, Elgin IV30 4EW



This ground floor two bedroom flat is situated in a popular residential area of Elgin, within easy walking distance of the town centre and local amenities, and would make an ideal first-time buy or investment purchase.

**GROUND FLOOR FLAT
TWO DOUBLE BEDROOMS
OFF-STREET PARKING AREA
ELECTRIC HEATING
DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£90,000**

E1132

This ground floor two bedroom flat is situated in a popular residential area of Elgin, within easy reach of the town centre and all local amenities.

In good condition but in need of some modernisation, the accommodation comprises: Communal entrance vestibule, hallway, kitchen, large living room, two double bedrooms with fitted wardrobes and a shower room.

The property benefits from electric heating and double glazing throughout and there is a communal off-street parking area.

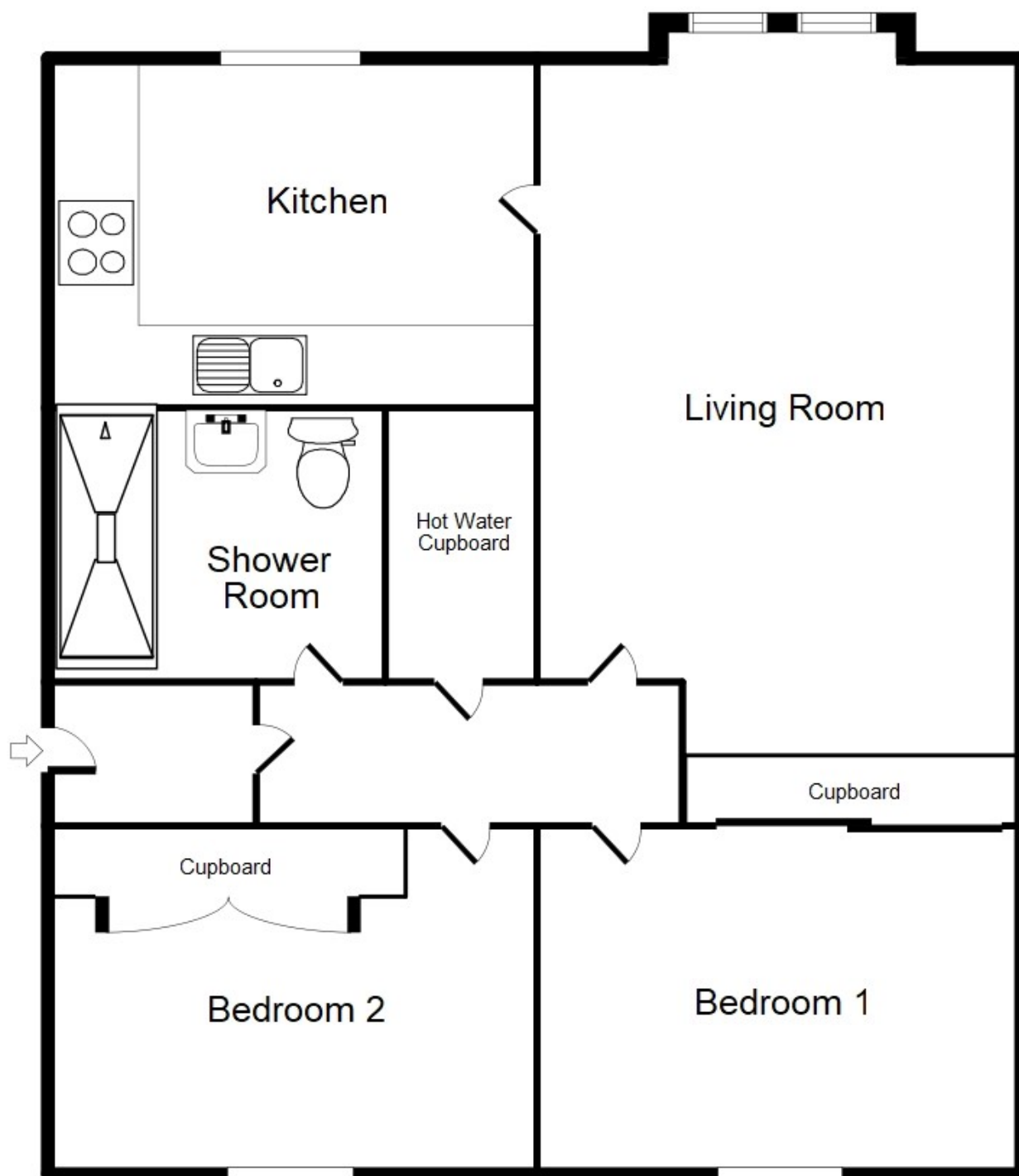
This would make an ideal investment purchase or first-time buy and a viewing is highly recommended.





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

- Kitchen 3.04m x 2.95m
- Lounge 5.55m x 3.53m
- Bedroom 1 3.53m x 3.19m
- Bedroom 2 3.06m x 2.49m
- Shower Rm 2.13m x 1.72m
- Vestibule 1.20m x 0.97m



Please note this floorplan is not to scale and is for representation 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.