

5 Thunderton Place, Elgin IV30 1BG



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40 Robertson Drive, Elgin IV30 6EU



This two bedroom ground floor flat is situated in a popular residential area of New Elgin, just a short distance from all local amenities, and would make an ideal first-time buy or investment purchase.

**GROUND FLOOR FLAT
TWO BEDROOMS
ON-STREET PARKING
COMMUNAL GARDEN AREA
GAS CENTRAL HEATING
DOUBLE GLAZING
SHARED GARDEN AREA
BLOCK BUILT SHED
COUNCIL TAX BAND A
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Valuation
£83,000**

E1131

This two bedroom ground floor flat is situated in a popular residential area of New Elgin, just a short distance from all local amenities.

The accommodation comprises: Communal entrance with hallway and access to the rear drying area, hallway, large kitchen, living room, two double bedrooms with built-in wardrobes, bathroom and boiler cupboard.

The property benefits from gas central heating and double glazing throughout.

There is on-street parking to the front of the property and a shared garden with private block built shed to the rear.

In need of some cosmetic upgrading, this property would make an ideal investment purchase or first-time buy and a viewing is highly recommended.

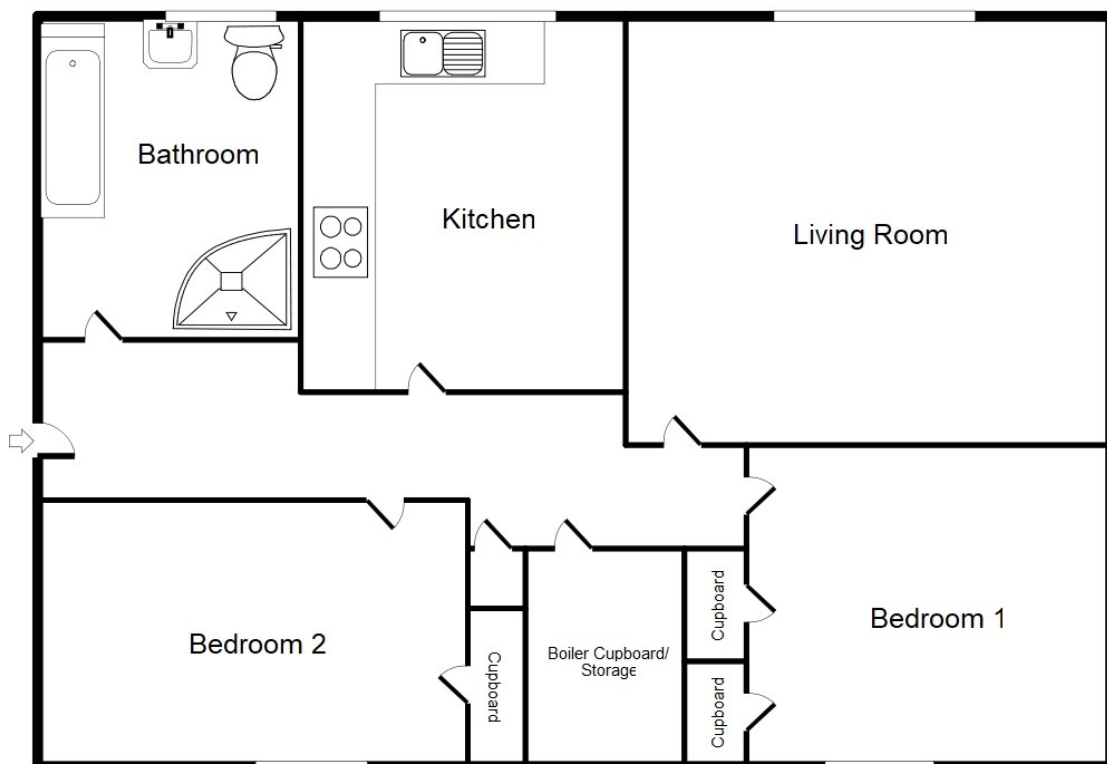




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 3.27m x 3.09m
- Lounge 4.53m x 3.66m
- Bedroom 1 3.30m x 3.22m

- Bathroom 2.69m x 2.22m
- Bedroom 2 3.88m x 2.90m



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.