

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

1 Ewing Gardens, Lossiemouth IV31 6UR



This purpose-built ground floor two bedroom flat is located in an established residential area of Lossiemouth, within easy reach of local amenities, and would make an ideal first-time buy or investment purchase.

**GROUND FLOOR FLAT
TWO DOUBLE BEDROOMS
COMMUNAL PARKING AREA
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£115,000**

E1135

This modern ground floor flat within a purpose-built block is located in an established residential area of Lossiemouth, within easy reach of local amenities and conveniently situated for RAF Lossiemouth.

In good condition throughout, the accommodation comprises: Private entrance, vestibule, hallway with storage cupboard, living room, kitchen with pantry cupboard and integrated fridge, two double bedrooms both with built-in storage, and a bathroom.

The property benefits from gas central heating and double glazing.

There are communal garden grounds to the front, side and rear of the property, with a communal parking area providing off-street parking.

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

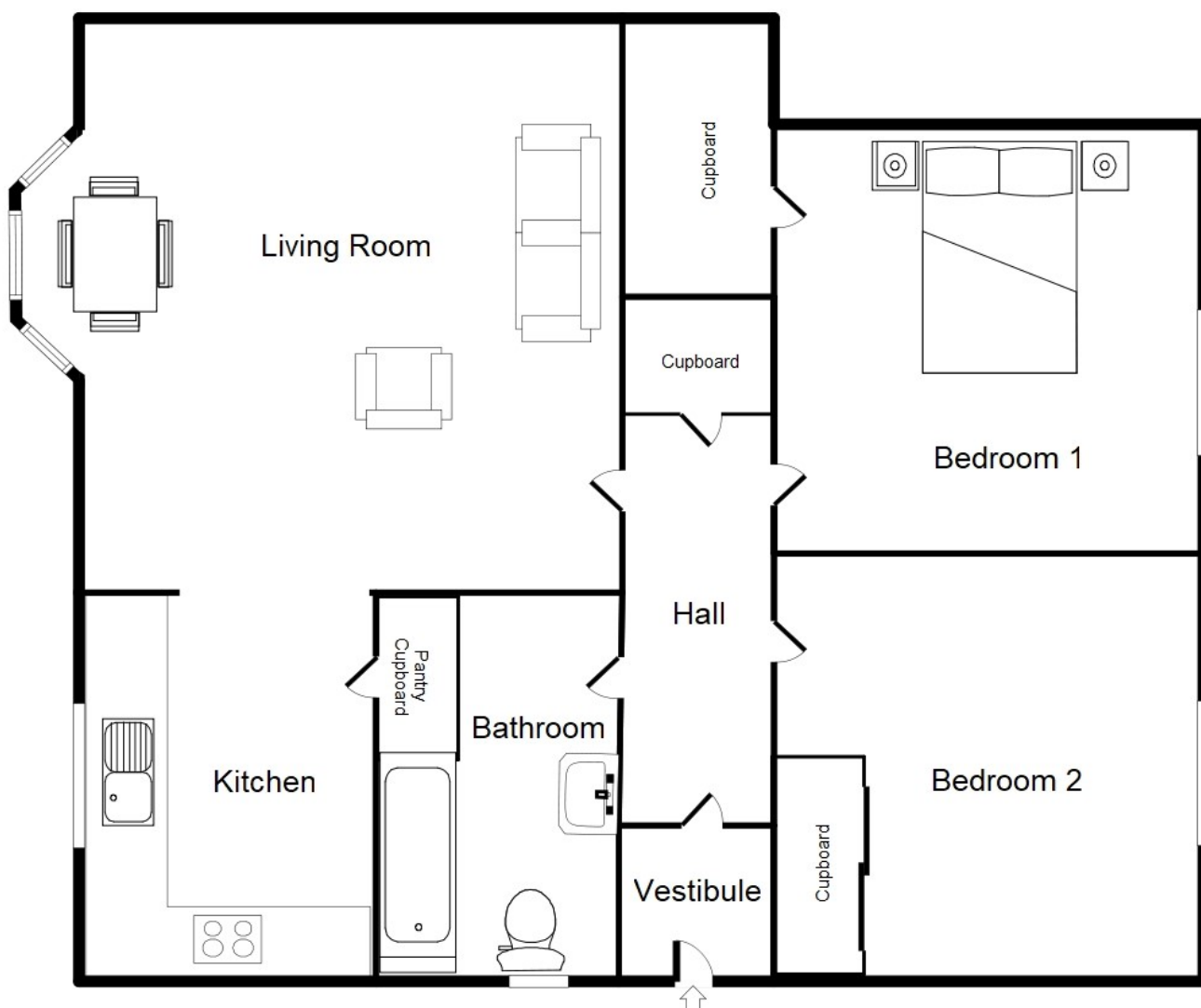
Factoring fees of £19 per month are payable for upkeep of the common areas.





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

- Vestibule 1.06m x 0.97m
- Hallway 0.97m x 1.08m
- Living Room 4.02m x 4.06m
- Kitchen 2.06m x 2.97m
- Bathroom 1.87m x 2.96m
- Bedroom 1 2.91m x 3.34m
- Bedroom 2 2.96m x 3.34m



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.