

5 Thunderton Place, Elgin IV30 1BG



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## Flat 4, 9 Commerce Street, Elgin IV30 1BS



This one bedroom first floor flat enjoys a convenient location in the heart of Elgin, within easy reach of local amenities and transport links, and would make an ideal first-time buy or investment purchase.

**FIRST FLOOR FLAT  
ONE BEDROOM  
TOWN CENTRE LOCATION  
ELECTRIC HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND A  
EPC RATING D  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£75,000**

**E1147**

This one bedroom first floor flat enjoys a central location just off Elgin High Street, within easy walking distance of all local amenities and transport links.

A shared entrance hall and stairs lead up to the first floor, where the accommodation comprises: Hallway, open plan living room/kitchen, bedroom and bathroom.

With new floor coverings throughout, the property also benefits from electric heating and double glazing.

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

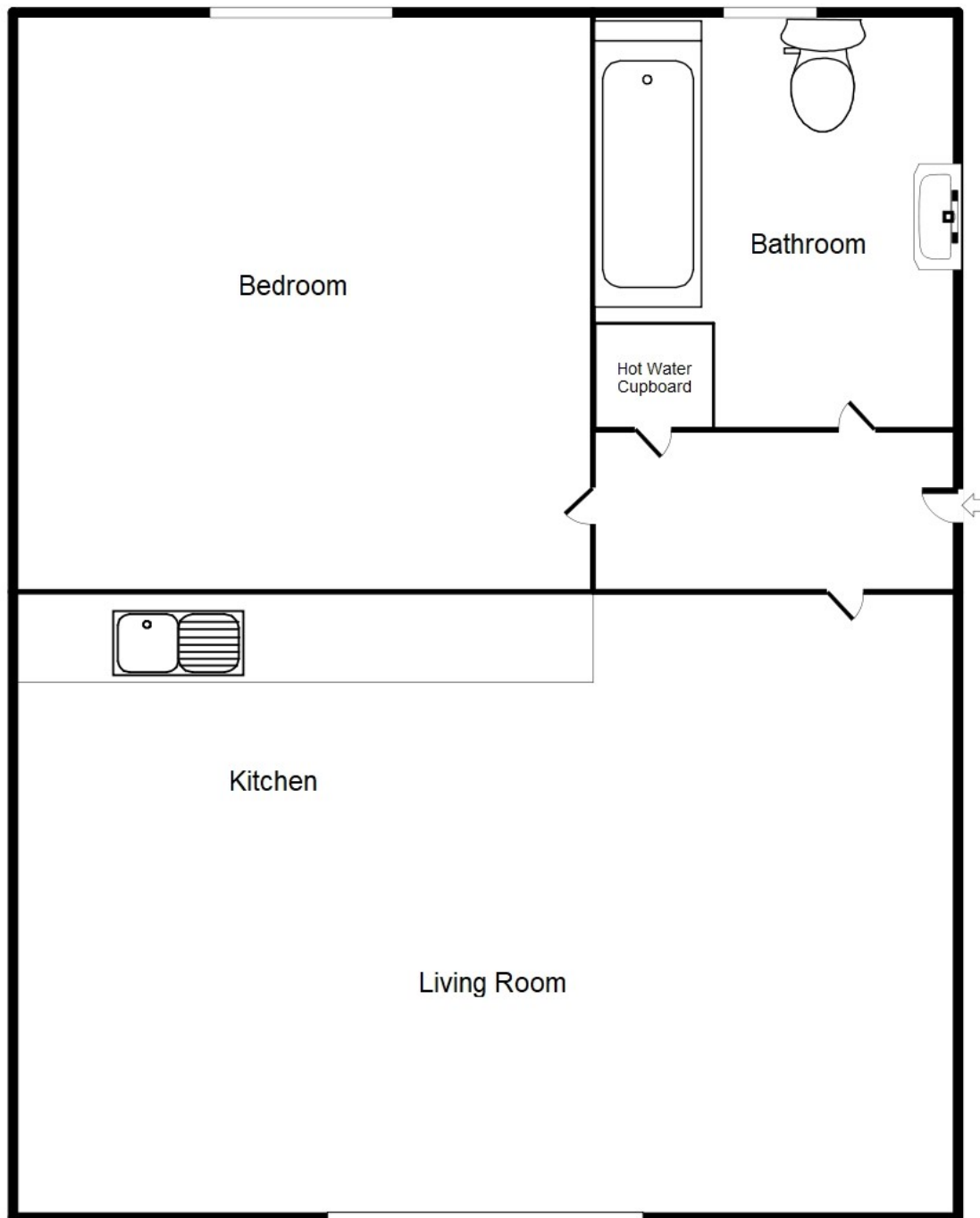






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen/living room 4.88m x 4.19m
- Bedroom 1 4.15m x 2.79m
- Bathroom 2.13m x 1.83m



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.