

5 Thunderton Place, Elgin IV30 1BG



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## 12 St John's Court, Hay Street, Elgin IV30 1NG



**Extremely spacious and bright one bedroom apartment in this unique Art Deco block, with guaranteed parking, ideally located for the centre of town and all local amenities**

**TOP FLOOR APARTMENT  
ONE LARGE DOUBLE BEDROOM  
CLOSE TO TOWN CENTRE  
PRIVATE PARKING AREA  
MAINTAINED GARDENS  
IDEAL BUY-TO-LET  
INVESTMENT  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND A  
EPC RATING D  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£90,000**

**E1154**

An extremely spacious and bright one bedroom second-floor apartment located within this unique Art Deco, purpose-built block of twelve. Presented in good order throughout, with recently fitted kitchen and quiet, rear-facing aspect.

There is a private parking area for residents only.

The large, mature communal gardens front and rear and the distinctive communal entrance way and spiralling stone staircase are maintained by a factor for a monthly fee of approximately £65, which also includes cleaning of common areas and a common building insurance policy.

An excellent buy-to-let investment—the overall floor space lends itself to possible conversion to a two bedroom flat.

Its ideal location makes it very sought after and it commands a rent of £650pcm.

Benefiting from full double glazing and gas central heating, a new boiler was installed in December 2021. The flat is ideally located for the University, Dr Gray's Hospital, West End Primary School, the railway station, the centre of Elgin and all local amenities.

Viewings are by appointment only and can be arranged by contacting Cluny Estate Agents on 01343 548505.







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

- |            |               |               |
|------------|---------------|---------------|
| • Lounge   | 4.27m x 3.79m | 14'0" x 12'5" |
| • Bedroom  | 4.27m x 3.10m | 14'0" x 10'2" |
| • Kitchen  | 3.09m x 2.44m | 10'2" x 8'0"  |
| • Bathroom | 2.86m x 1.88m | 9'4" x 6'2"   |



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.