

5 Thunderton Place, Elgin IV30 1BG



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3c Batchen Lane, Elgin IV30 1LY



This two bedroom top floor flat with balcony is situated in the heart of Elgin, close to local amenities and transport links, and would make an ideal first-time buy or investment purchase.

**TOP FLOOR FLAT
TWO BEDROOMS
BALCONY
SHARED PARKING AREA
TOWN CENTRE LOCATION
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£120,000**

E1170

This two bedroom top floor flat is conveniently situated in the heart of Elgin, just off the High Street and within easy reach of local amenities and transport links.

In good condition, the accommodation comprises: Shared entrance and stairwell to the top floor, hallway with two storage cupboards, open plan kitchen/living room/diner with balcony, two bedrooms (one with built-in storage), and a bathroom.

The property benefits from gas central heating and double glazing.

There is a shared parking area to the front of the block.

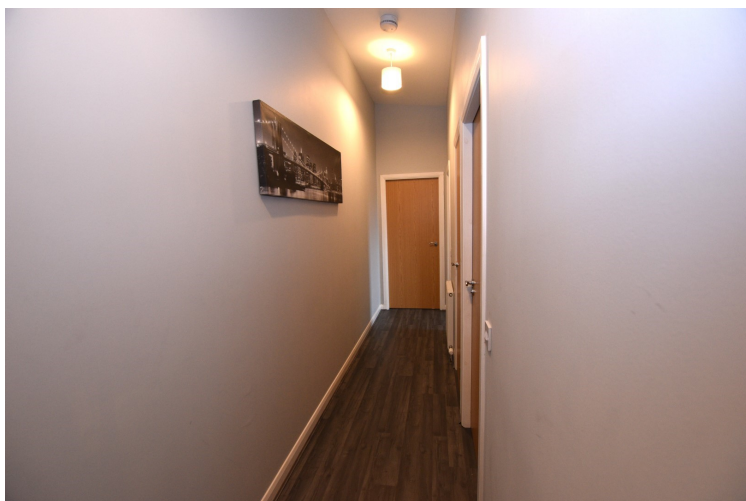
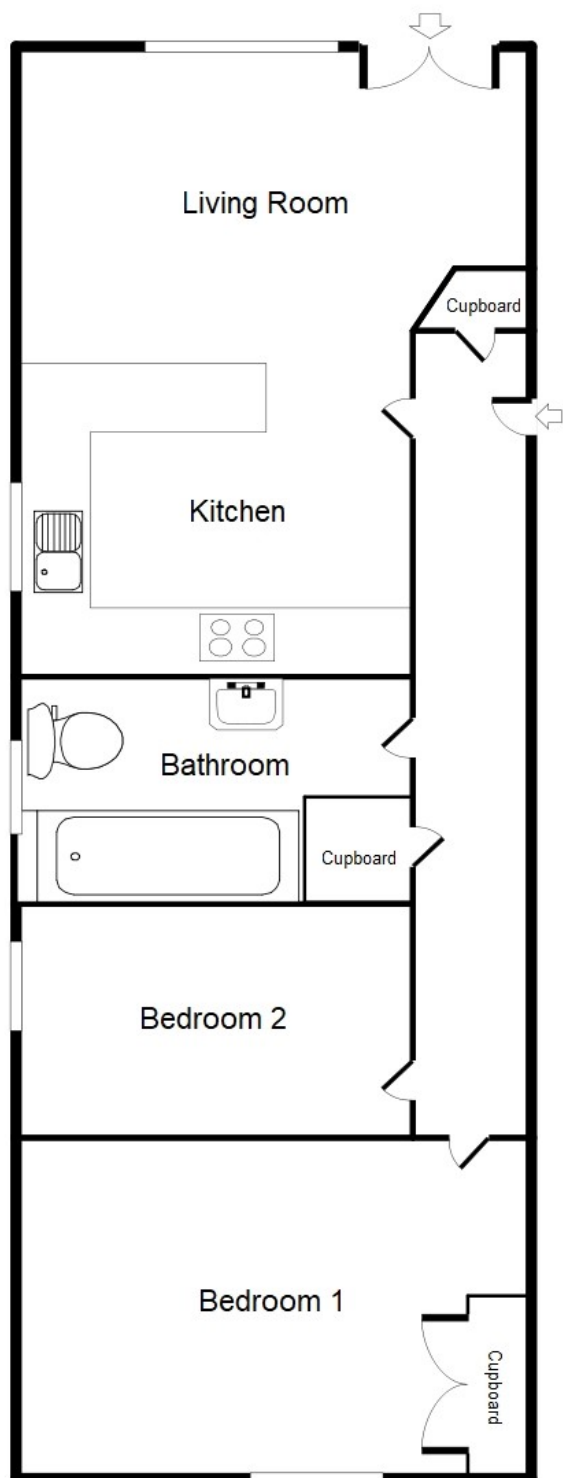
This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Kitchen/Diner/Living Room 6.0m x 4.34m 19'8" x 14'3"
- Bathroom 3.17m x 1.79m 10'5" x 5'10"
- Bedroom 1 3.72m x 3.01m 12'3" x 9'10"
- Bedroom 2 3.18m x 1.94m 10'5" x 6'4"



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.