

5 Thunderton Place, Elgin IV30 1BG



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7 St John's Court, Elgin IV30 1NG



This first floor one bedroom flat with off-street parking and shared garden is located in a distinctive Art Deco building close to Elgin town centre and would make an ideal first-time buy or investment purchase.

**FIRST FLOOR FLAT
ONE DOUBLE BEDROOM
COMMUNAL GARDEN GROUNDS
OFF-STREET PARKING
DOUBLE GLAZING
GAS CENTRAL HEATING
COUNCIL TAX BAND A
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

£85,000

E1177

This purpose-built first floor one bedroom flat is located within a distinctive Art Deco building and enjoys a prime location just a stone's throw from Elgin town centre and local amenities.

The accommodation comprises: Hallway, living room with tiled fireplace and large window offering views across Elgin, kitchen with breakfast bar and space for a washing machine, under counter fridge and freezer, a double bedroom with fitted wardrobe, and a shower room. The property benefits from double glazing and gas central heating.

There is a shared off-street parking area to the front and communal garden grounds to the front and rear of the building.

Factoring fees of around £155 per quarter include the buildings insurance, cleaning of the stairwell and communal areas and maintenance of the garden grounds.

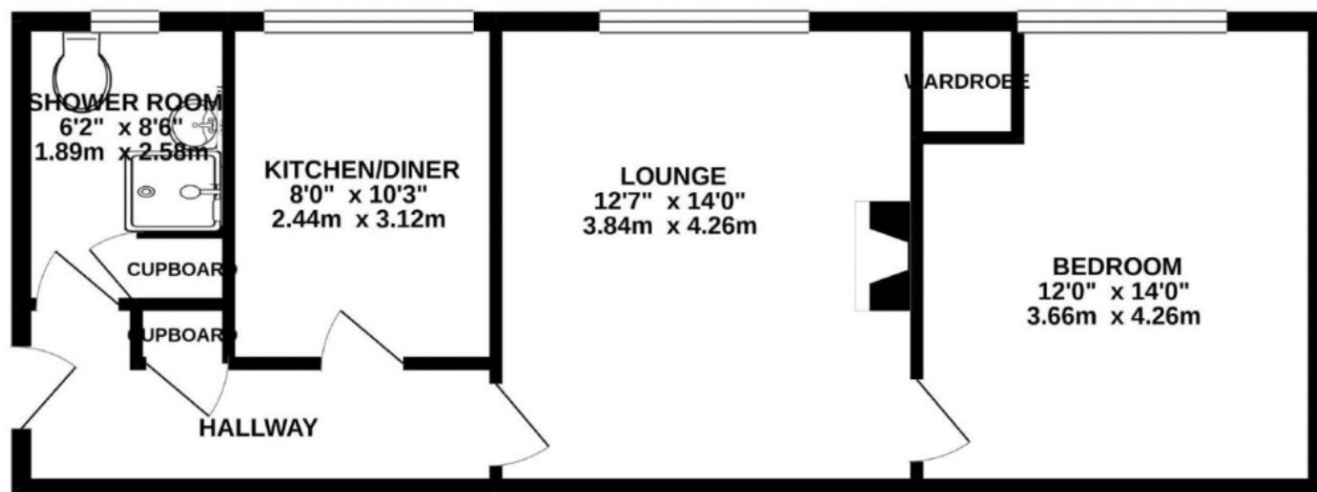
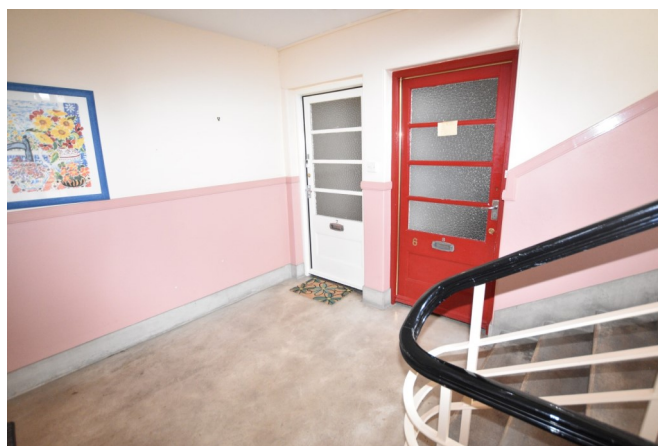
With up-to-date certificates in place for letting, this would make an ideal investment purchase or first-time buy and we highly recommend a viewing.





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

- Lounge 4.42m x 3.82m
- Kitchen 3.08m x 2.35m
- Bedroom 4.44m x 3.56m
- Bathroom 1.89m x 2.90m
- Hallway 4.46m x 1.79m



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.