

5 Thunderton Place, Elgin IV30 1BG



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12 Moravia Apartments, Elgin IV30 6LN



This two bedroom second floor flat is situated within easy reach of Elgin town centre and local amenities and would make an ideal first-time buy or investment purchase.

**SECOND FLOOR FLAT
TWO DOUBLE BEDROOMS
SHARED PARKING AREA
STORE ROOM
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING B
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£120,000**

E1178

This two bedroom second floor flat is situated in a purpose-built block containing seven flats, in an established residential area of Elgin and within easy reach of the town centre and local amenities.

In good order throughout, the property is rental ready. The accommodation is accessed via a shared entrance door and stairwell and comprises: Hallway, open plan living room/kitchen, two double bedrooms both with built-in wardrobes, and a bathroom. There is a storage cupboard in the hallway and one on the landing outside the flat.

Benefiting from gas central heating and double glazing, there are communal garden grounds and a shared parking area. Factoring fees of around £60 per month are payable for maintenance of the communal areas and this also includes buildings insurance.

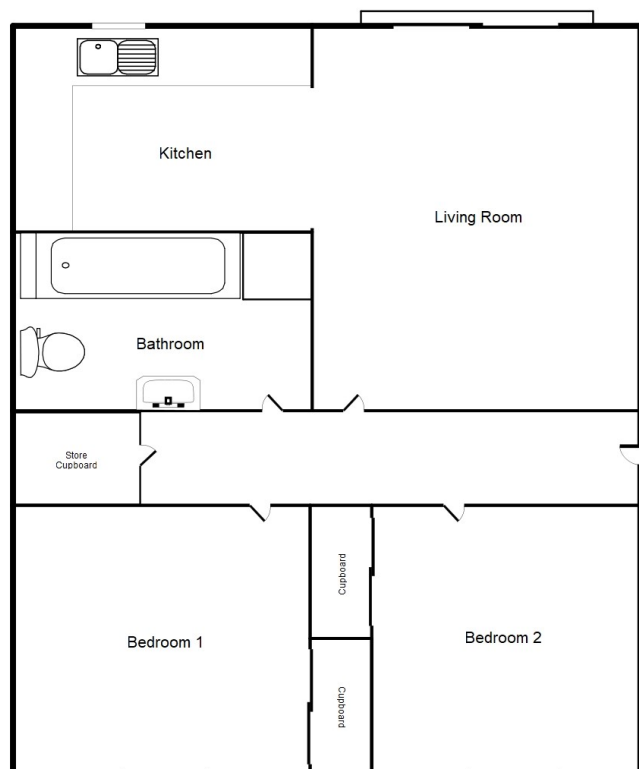
This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Kitchen 3.12m x 2.46m
- Living Room 3.42m x 4.64m
- Hall 5.02m x 1.07m
- Bedroom 1 2.98m x 3.23m
- Bedroom 2 3.23m x 2.91m
- Bathroom 1.97m x 2.84m
- Hall Store 1.07m x 1.77m
- Landing Store 1.57m x 2.23m



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.