

CLUNY ESTATE AGENTS

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29 Bain Road, Elgin IV30 6GD



This well presented two bedroom first floor flat with off-street parking is conveniently situated for local amenities and transport links and will appeal to investment purchasers or first-time buyers alike.

**FIRST FLOOR FLAT
TWO BEDROOMS WITH BUILT-IN
WARDROBES
SHARED PARKING AREA
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING C
FREEHOLD
NO ONWARD CHAIN/VACANT
POSSESSION
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£120,000**

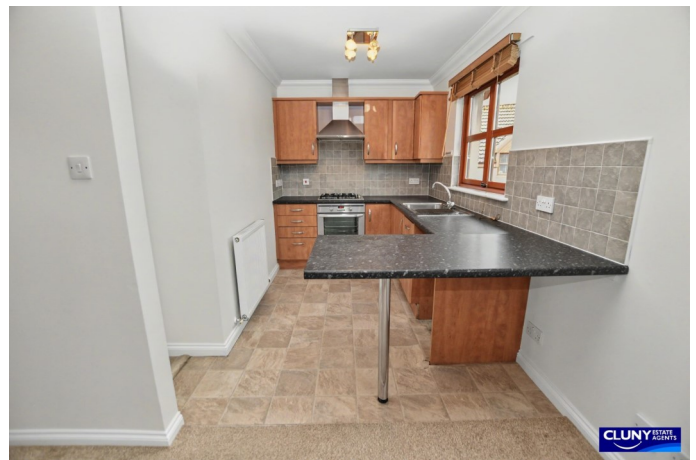
E1200

This well presented two bedroom first floor flat is situated within a purpose-built block of four properties in an established residential area of Elgin, offering the convenience of being within easy reach of local amenities, transport links and Elgin town centre.

In move-in condition, the accommodation comprises: Entrance vestibule and stairs to the first floor, landing which benefits from large storage cupboard, open plan living room/diner and kitchen boasting integrated breakfast bar, two good sized bedrooms both with built-in mirrored wardrobes, and a fully tiled shower room with heated towel rail.

The property further benefits from gas central heating and double glazing. There are communal garden grounds and a generous shared parking area is located to the front of the block. The communal areas are maintained by a factor and the associated fees for this are currently around £30 per quarter.

This property represents an excellent opportunity for an investment purchaser or first-time buyer, and there is no onward chain. We highly recommend a viewing.



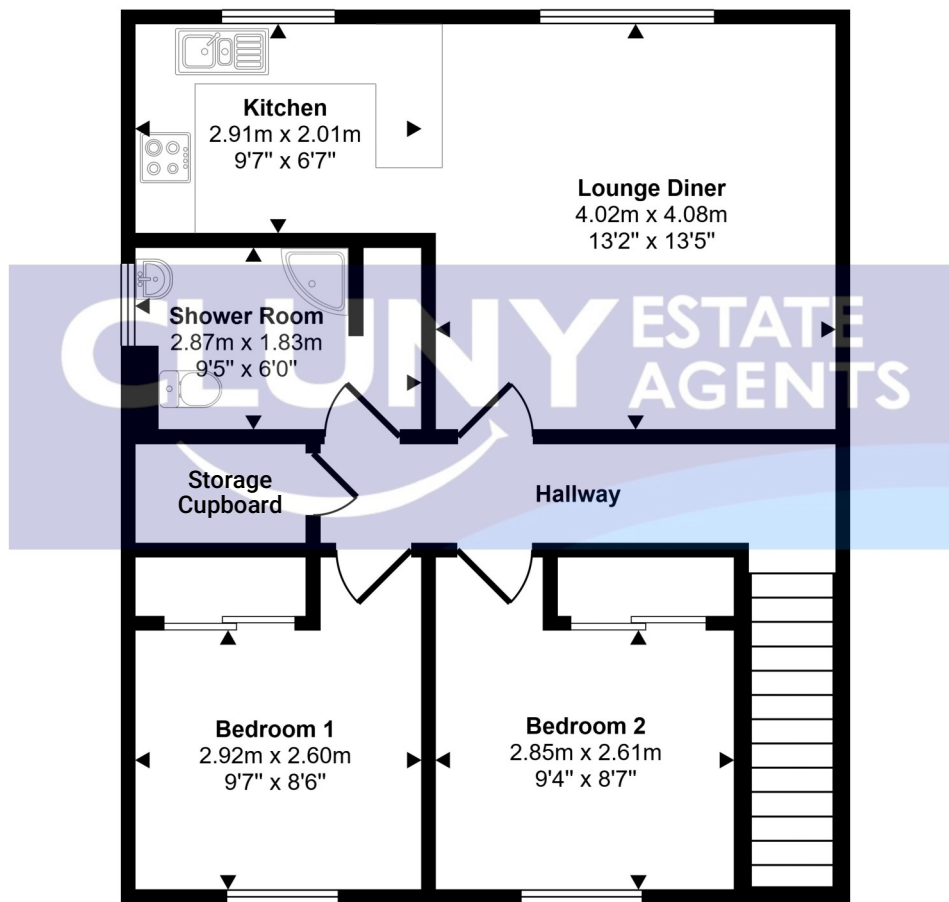


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Lounge/Diner 4.02m x 4.08m
- Kitchen 2.91m x 2.01m
- Shower Room 2.87m x 1.83m
- Bedroom 1 2.92m x 2.60m
- Bedroom 2 2.85m x 2.61m



Approx Gross Internal Area
61 sq m / 654 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

