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Flat 7, 2 North Street, New Elgin IV30 6BS



This well presented two bedroom ground floor flat is located in New Elgin, within easy reach of local amenities and Elgin town centre, and would make an ideal first-time buy or investment purchase.

**GROUND FLOOR FLAT
TWO BEDROOMS
SHARED COURTYARD AREA
ALLOCATED PARKING SPACE
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING B
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£130,000**

E1207

This bright, modern two bedroom ground floor flat is located within a purpose-built block in New Elgin, offering all the comforts of modern living alongside its convenient location within easy reach of local amenities and Elgin town centre.

In walk-in condition, the accommodation is well presented throughout and comprises: Hallway, spacious open plan kitchen/dining and living area featuring a stylish fitted kitchen with wooden breakfast bar, dining space and a light and airy living area, giving plenty of room for relaxing and dining. In addition, there are two bedrooms, one with built-in wardrobe, and a bathroom. The property benefits from gas central heating and double glazing.

Outside is a shared courtyard area with an allocated parking space.

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



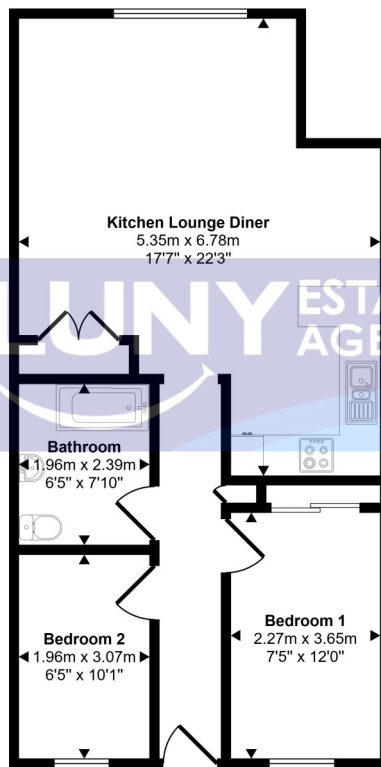


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen/Diner/Lounge 5.35m x 6.78m
- Bedroom 1 2.27m x 3.65m
- Bedroom 2 1.96m x 3.07m
- Bathroom 1.96m x 2.39m



Approx Gross Internal Area
57 sq m / 613 sq ft



Floorplan

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.

