

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

## 4 Kingsmills Court Elgin IV30 4EW



This two bedroom, top floor flat is situated in the popular city of Elgin, just walking distance from the town centre and all local amenities.

**TOP FLOOR FLAT  
TWO BEDROOMS  
ELECTRIC HEATING  
DOUBLE GLAZING  
EPC RATING D  
COUNCIL TAX BAND B  
VIEWING HIGHLY RECOMMENDED**

**Valuation  
£87,000**

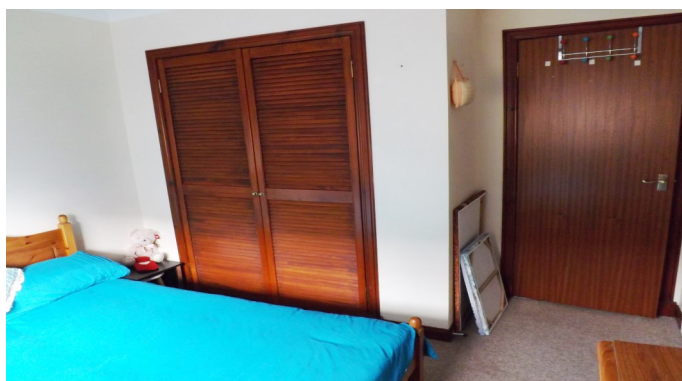
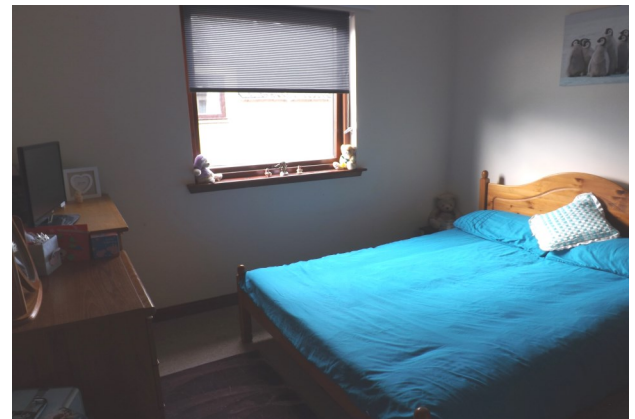
**E731**

This two bedroom, top floor flat is situated in the popular city of Elgin just walking distance from the town centre and all local amenities. This property has electric heating and double glazing throughout. This has been a successful rental property for many years and would make an ideal investment property or perfect for first time buyers. Comprising communal entrance for the block of six flats, kitchen, spacious living room, two double bedrooms with storage and a bathroom.

A viewing is highly recommended.

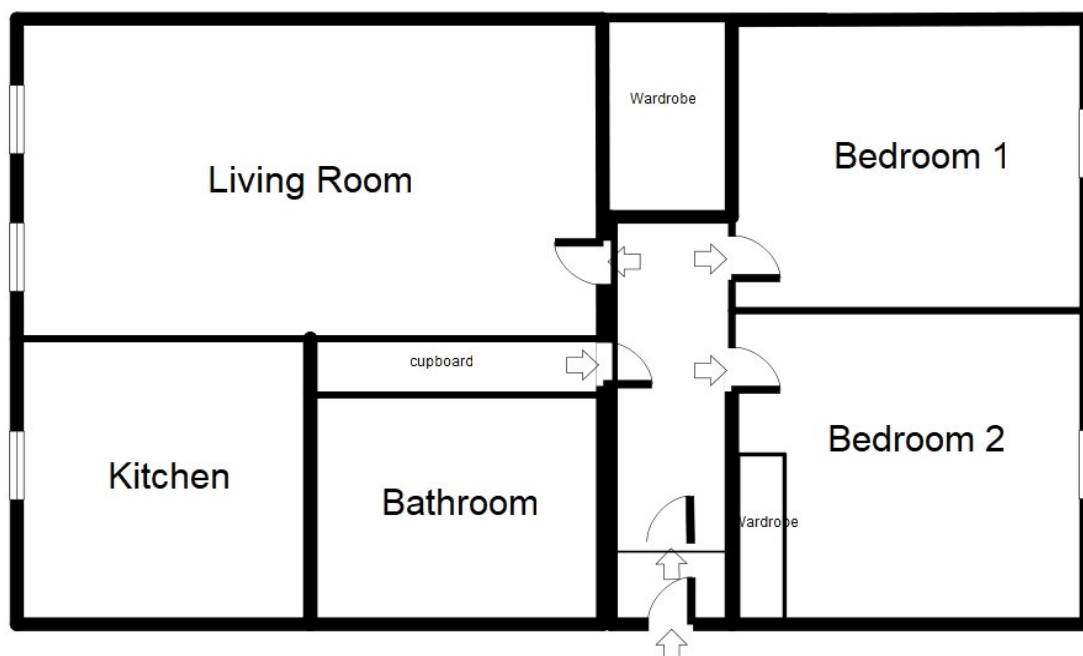






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen 3.08m x 2.92m 10'1" x 9'7"
- Lounge 5.62m x 3.56m 18'5" x 11'8"
- Bedroom 1 3.55m x 3.17m 11'8" x 10'5"
- Bedroom 2 3.10m x 2.48m 10'2" x 8'2"
- Bathroom 2.18m x 1.79m 7'2" x 5'10"



#### 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.