

CLUNY ESTATE AGENTS

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Flat 2, 106 High Street, Elgin IV30 1BW



This one bedroom mid-floor studio flat is situated in the heart of Elgin, within easy reach of local amenities and transport links, and would make an ideal first-time buy or investment purchase.

**FIRST-FLOOR STUDIO FLAT
ONE BEDROOM
CENTRAL LOCATION
CATEGORY C LISTED
SINGLE GLAZING
ELECTRIC PANEL HEATING
COUNCIL TAX BAND A
EPC RATING F
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£55,000**

E1219

This first floor one bedroom studio flat occupies a prime town centre location in the heart of Elgin, within easy reach of local amenities and transport links.

In good order throughout and accessed via a communal entrance and staircase, the accommodation comprises: Hallway, fitted kitchen, bedroom/living area with feature bay window, and a shower room. The property further benefits from electric panel heaters and timber framed single glazed windows.

There is communal bin storage in the lane at the side of the property, accessed through a secure door.

This conveniently located Category C-Listed property would make an ideal first-time buy or investment purchase and we highly recommend a viewing.



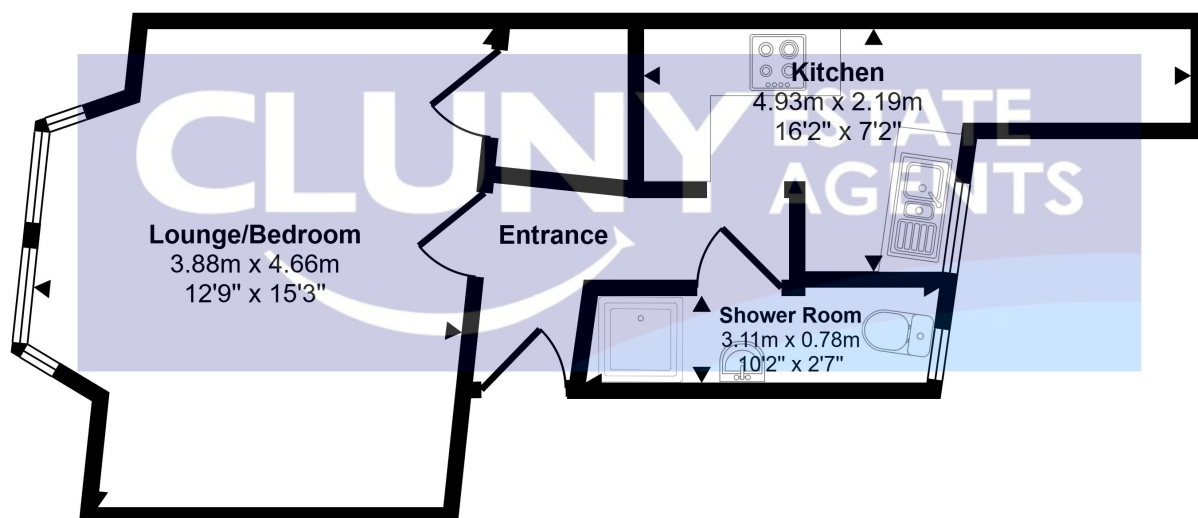


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Lounge/Bedroom 3.88m x 4.66m
- Kitchen 4.93m x 2.19m
- Shower Room 3.11m x 0.78m



Approx Gross Internal Area
30 sq m / 328 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.