

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

19 Moravia Apartments, Elgin IV30 6LN



This three bedroom maisonette is located in an established residential area of Elgin, within easy reach of local amenities, and would make an ideal first-time buy, family home or investment purchase.

**SECOND AND THIRD FLOOR
MAISONETTE
THREE BEDROOMS
COMMUNAL GARDEN GROUNDS
SHARED PARKING AREA
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND C
EPC RATING B
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£135,000**

E1209

This three bedroom maisonette is located within a purpose-built block of seven flats in an established residential area of Elgin, within easy reach of local amenities and just a short distance from Elgin town centre.

The accommodation is laid out over the second and third floors, and comprises: Hallway, living room with French doors to a Juliet balcony and open plan to the fitted kitchen, two bedrooms, both with a built-in wardrobes, and a bathroom. To the third floor is a landing, principal bedroom with built-in triple wardrobe and an en suite shower room. There is an integral store room which is accessed from the landing and the property further benefits from gas central heating and double glazing.

Outside there are communal garden grounds and a shared parking area.

This well-proportioned two storey property has a house-like feel and offers the perfect blend of family-friendly space and apartment living.

Perfectly positioned, this would make a fantastic home for professionals, a growing family or an investment purchase, and we highly recommend a viewing.

Factoring fees of around £900 per annum are payable for maintenance of the communal areas.





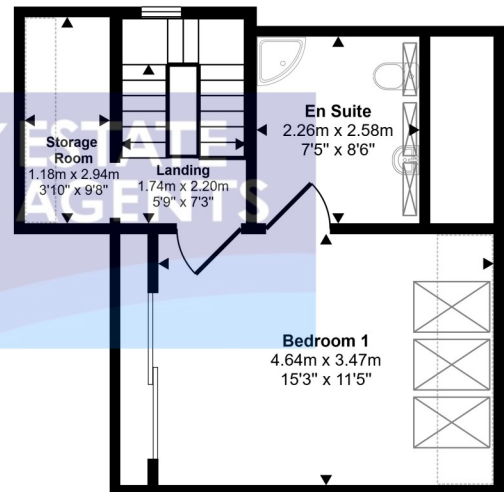
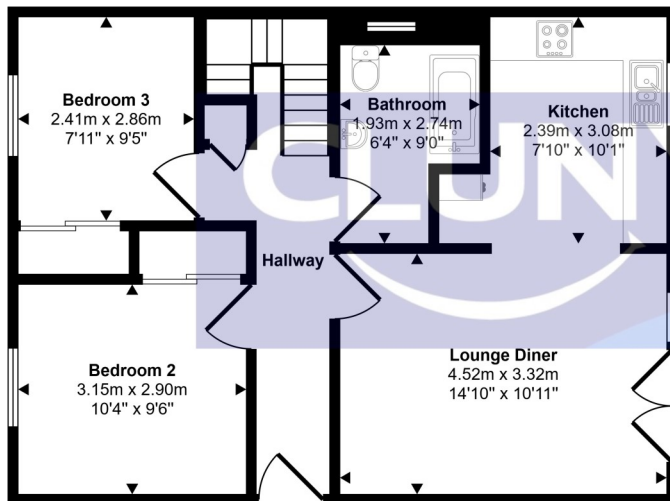
**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Lounge/Diner 4.52m x 3.32m
- Kitchen 2.39m x 3.08m
- Bathroom 1.93m x 2.74m
- Bedroom 2 3.15m x 2.90m
- Bedroom 3 2.41m x 2.86m

- Third Floor
- Bedroom 1 4.64m x 3.47m
 - En Suite 2.26m x 2.58m
 - Storage Room 1.18m x 2.94m
 - Landing 1.74m x 2.20m



Approx Gross Internal Area
96 sq m / 1031 sq ft



Second Floor
Approx 59 sq m / 636 sq ft

Third Floor
Approx 37 sq m / 395 sq ft

Denotes head height below 1.5m

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.

