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14 Mackenzie Court, Elgin IV30 1AU



This one bedroom first and second floor maisonette with off-street parking is located within a purpose-built block of three properties and would make an ideal first-time buy or investment purchase.

**FIRST AND SECOND FLOOR MAISONETTE
ONE BEDROOM
COMMUNAL GARDEN AREA
SHARED OFF-STREET PARKING
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£78,000**

E1222

This first and second floor one bedroom maisonette is located within a purpose-built block of three properties and is conveniently situated for Elgin town centre and local amenities including Dr Gray's Hospital, all within easy walking distance.

Accessed via an external staircase with private entrance, the accommodation is laid out over two floors and comprises a hallway, living room with decorative feature fireplace and a modern fitted kitchen to the first floor, with a landing, bedroom and shower room to the upper floor. The property further benefits from double glazing and gas central heating.

There are communal garden grounds to the rear of the block and off-street parking is available within a shared parking area.

An ideal combination of convenient location together with the affordability of apartment living, this property will appeal to professionals, first-time buyers and investors and we highly recommend a viewing.

This owners also have a portfolio of four further tenanted properties that can be available for purchase—please contact Cluny Estate Agents if you would like any additional information.

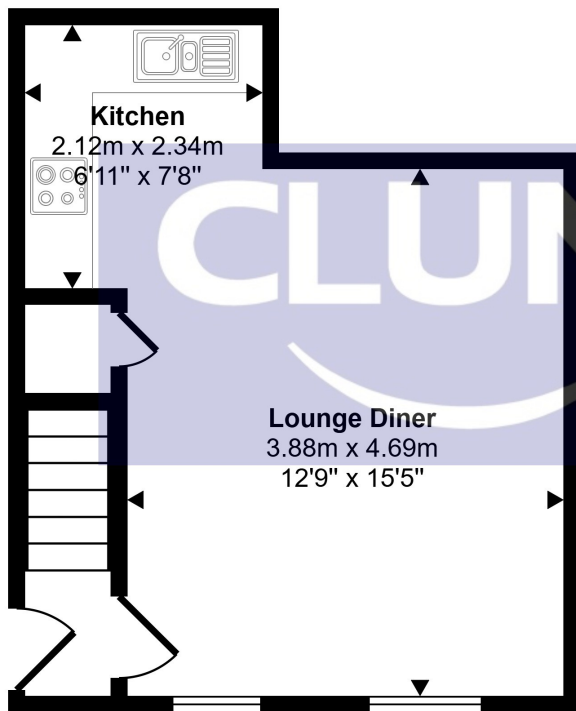




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

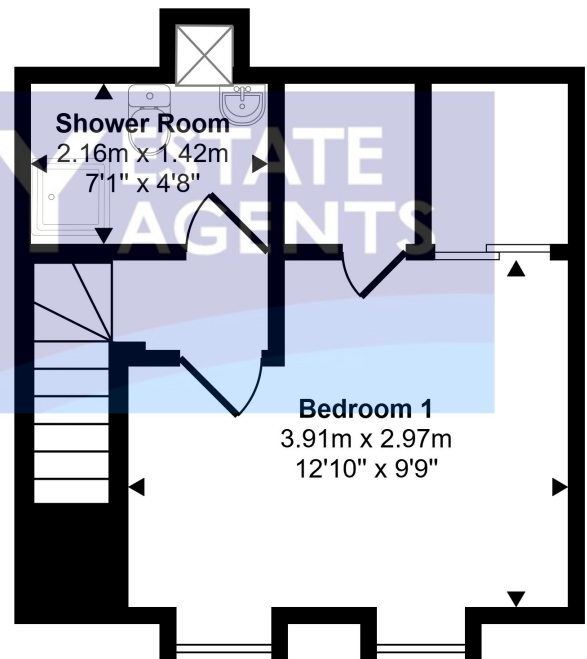
- Lounge/Diner 3.88m x 4.69m
- Kitchen 2.12m x 2.34m
- Bedroom 3.91m x 2.97m
- Shower Room 2.16m x 1.42m

Approx Gross Internal Area
48 sq m / 517 sq ft



First Floor

Approx 25 sq m / 271 sq ft



Second Floor

Approx 23 sq m / 246 sq ft

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.