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17 Forteath Street
Elgin IV30 1PN

Reduced: £15,000 Below Valuation



This two bedroom ground floor flat with garden area and shed is conveniently situated for Elgin town centre and local amenities and would make an ideal first-time buy or investment property

GROUND FLOOR FLAT
TWO BEDROOMS
GARDEN AREA INCLUDING SHED
CONVENIENT LOCATION
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED

Reduced to
£85,000

E735

This two bedroom ground floor flat is conveniently situated in the West End of Elgin, within easy walking distance of the town centre and local amenities including West End Primary School and Dr Gray's hospital.

The accommodation comprises: Hallway, two bedrooms, living room, kitchen and bathroom. Benefiting from gas central heating and double glazing, the property has a garden area and storage shed and would make an ideal first-time purchase or buy-to let investment. Viewing is highly recommended.

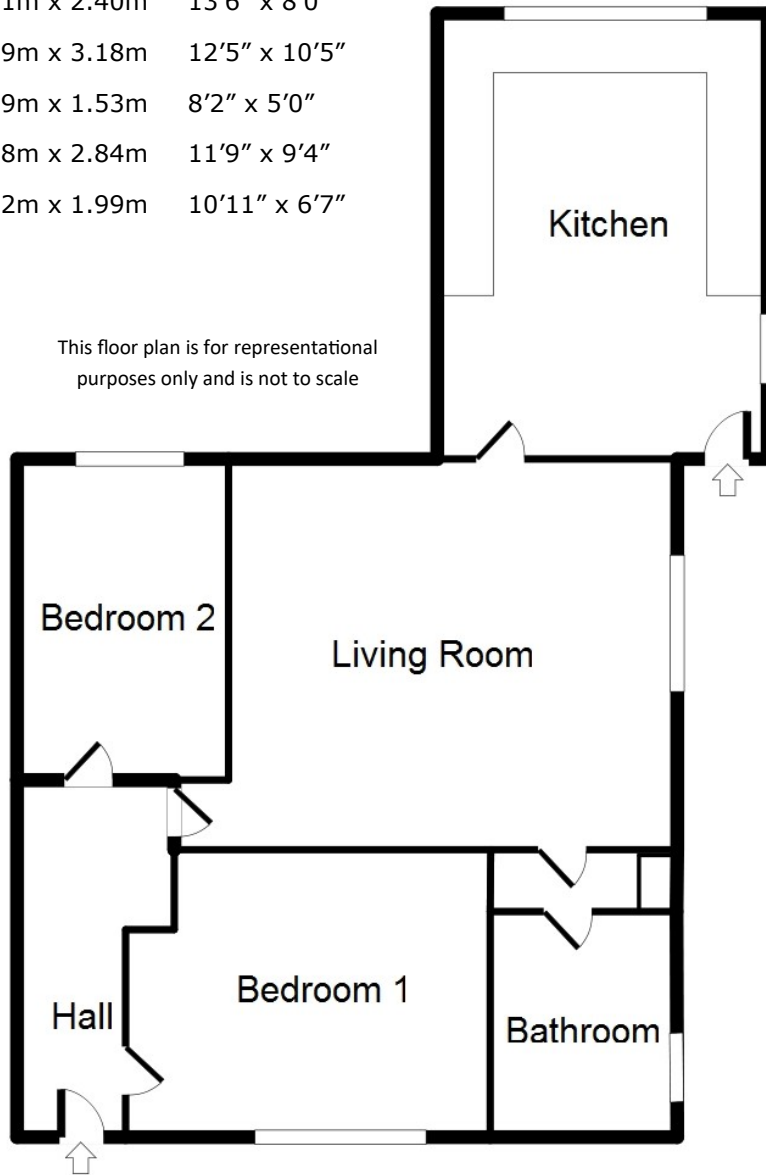




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 4.11m x 2.40m 13'6" x 8'0"
- Lounge 3.79m x 3.18m 12'5" x 10'5"
- Bathroom 2.49m x 1.53m 8'2" x 5'0"
- Bedroom 1 3.58m x 2.84m 11'9" x 9'4"
- Bedroom 2 3.32m x 1.99m 10'11" x 6'7"

This floor plan is for representational purposes only and is not to scale



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.

