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## 8 St John's Court Elgin IV30 1NG



This spacious one bedroom first floor flat is located in an Art Deco building in the heart of Elgin, within easy walking distance of local amenities and would make an ideal investment purchase or first-time buy

**FIRST FLOOR FLAT  
ONE DOUBLE BEDROOM  
ALLOCATED PARKING SPACE  
MAINTAINED GARDENS  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING C  
COUNCIL TAX BAND A  
IDEAL INVESTMENT PURCHASE  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£80,000**

E775

This bright and spacious one bedroom first-floor flat is located in a purpose-built art deco block in the heart of Elgin, close to local amenities and transport links

Benefiting from gas central heating and double glazing, the accommodation comprises a large living room, kitchen, bedroom and bathroom. A service charge of £240 per annum includes maintenance of the mature communal front and rear gardens.

Ideally situated for the town centre, Dr Gray's Hospital and West End Primary School, there is the added convenience of an allocated parking space to the front of the property.

Perfect for a first-time buy or investment purchase, a viewing is highly recommended.

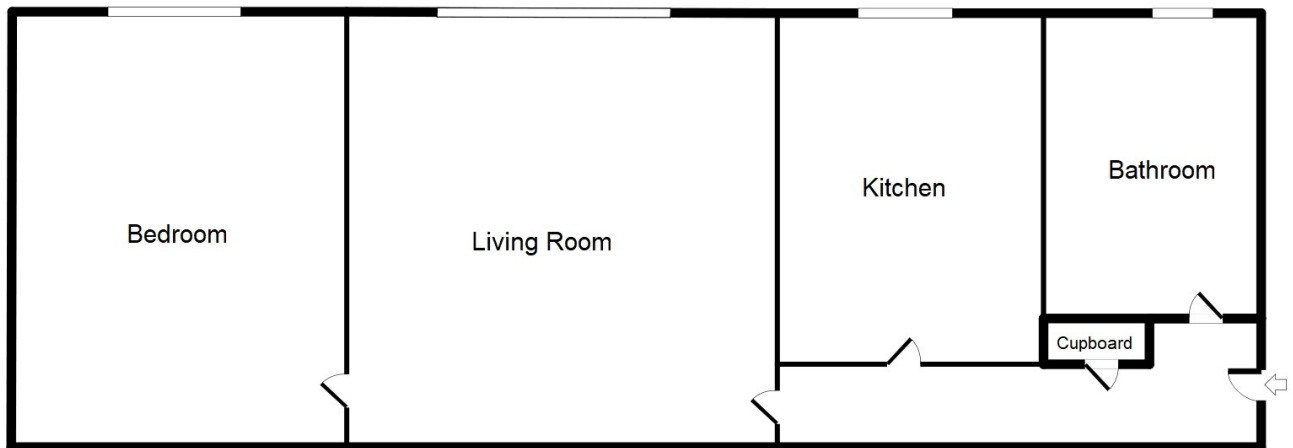






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen 3.07m x 2.44m 10'1" x 8'
- Living Room 4.50m x 3.84m 14'9" x 12'7"
- Bedroom 1 4.50m x 3.14m 14'9" x 10'3"
- Bathroom 2.37m x 1.88m 7'9" x 6'2"



This floorplan is not to scale and is for representational purposes only

**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.