

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

65 Northport Elgin IV30 1EH



This two bedroom maisonette offers spacious accommodation over two floors and would make an ideal first-time buy or investment purchase

MAISONETTE

TWO DOUBLE BEDROOMS

GAS CENTRAL HEATING

DOUBLE GLAZING

IDEAL BUY-TO-LET

EPC RATING D

COUNCIL TAX BAND B

VIEWING HIGHLY RECOMMENDED

**Offers Around
£75,000**

E769

This split level two bedroom flat is conveniently situated in the heart of Elgin, close to local amenities and public transport.

Ideal for a buy-to-let investment, the property would benefit from full modernisation and offers spacious accommodation comprising: Entrance hallway, large living room with plenty of room for a dining table, kitchen, stairs to the first floor landing, two double bedrooms, box room and bathroom.

With gas central heating, double glazing and ample storage throughout, a viewing is highly recommended.



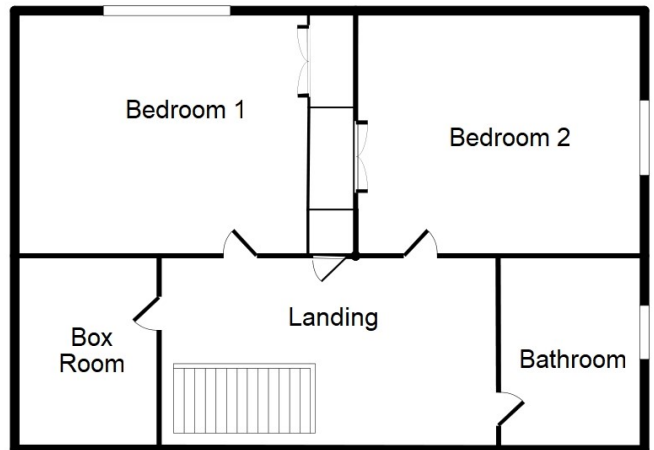
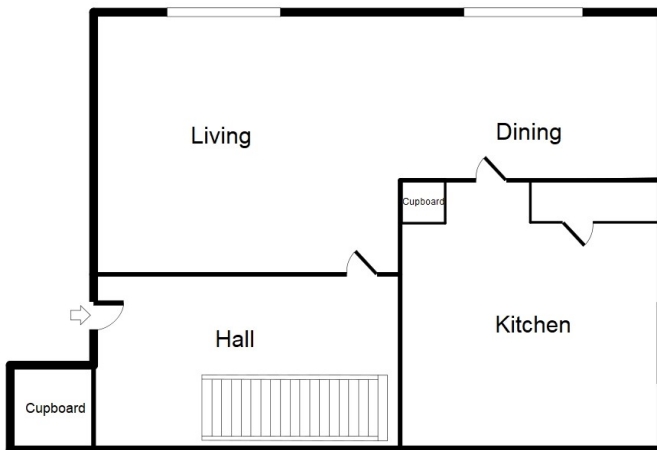


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Lounge/Diner 6.94m x 3.37m 22'9" x 11'1"
- Kitchen 2.99m x 2.51m 9'10" x 8'3"
- Bathroom 1.91m x 1.70m 6'3" x 5'7"
- Bedroom 1 3.34m x 2.96m 10'11" x 9'10"
- Bedroom 2 3.38m x 3.11m 11'1" x 10'3"



These floorplans are not to scale and are for representational purposes



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.