

# CLUNY ESTATE AGENTS

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## 45 North Street Bishopmill, Elgin IV30 4EE



This well presented, spacious one bedroom ground floor flat is within easy walking distance of Elgin town centre and local amenities and would make an ideal first-time buy or investment purchase

GROUND FLOOR FLAT  
ONE DOUBLE BEDROOM  
OPEN PLAN KITCHEN/LOUNGE  
UTILITY ROOM  
PAVED TERRACE AREA  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING D  
COUNCIL TAX BAND A  
VIEWING HIGHLY RECOMMENDED

Offers Over  
£72,000

E780

This well presented, spacious one bedroom ground floor flat is conveniently situated in Bishopmill, within easy walking distance of local shops, Elgin town centre, transport links and amenities.

Benefiting from an open plan kitchen/living area, separate utility room, large double bedroom and good sized bathroom, this property is in walk-in condition and would make an ideal first-time buy or investment purchase.

With gas central heating and double glazing, the property also benefits from a low maintenance outside area to the rear.

A viewing is highly recommended to fully appreciate the property.





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

- Kitchen/Diner 5.21m x 3.42m 17'1" x 11'3"
- Utility 3.00m x 1.64m 9'10" x 5'5"
- Bathroom 2.80m x 2.00m 9'2" x 6'7"
- Bedroom 3.98m x 3.38m 13'1" x 11'1"



**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.