

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

26 Ashgrove Place Elgin IV30 1UJ



This first floor two bedroom flat is situated in a popular residential area of Elgin, close to local amenities and would make an ideal first-time buy or investment purchase

**FIRST FLOOR FLAT
TWO DOUBLE BEDROOMS
AMPLE STORAGE THROUGHOUT
DEDICATED PARKING SPACE
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£90,000**

E784

This first floor two bedroom flat is situated in a popular residential area of Elgin, close to local amenities.

In walk-in condition, the accommodation comprises: Private entry, stairs leading to hallway with storage, large living/dining room, kitchen, two double bedrooms and bathroom. There is a dedicated parking space to the front of the property.

Benefiting from gas central heating and double glazing, this would make an ideal first-time purchase. Perfect as an investment buy, the property has hard-wired fire protection meeting current legislation requirements. White goods can be included by negotiation.

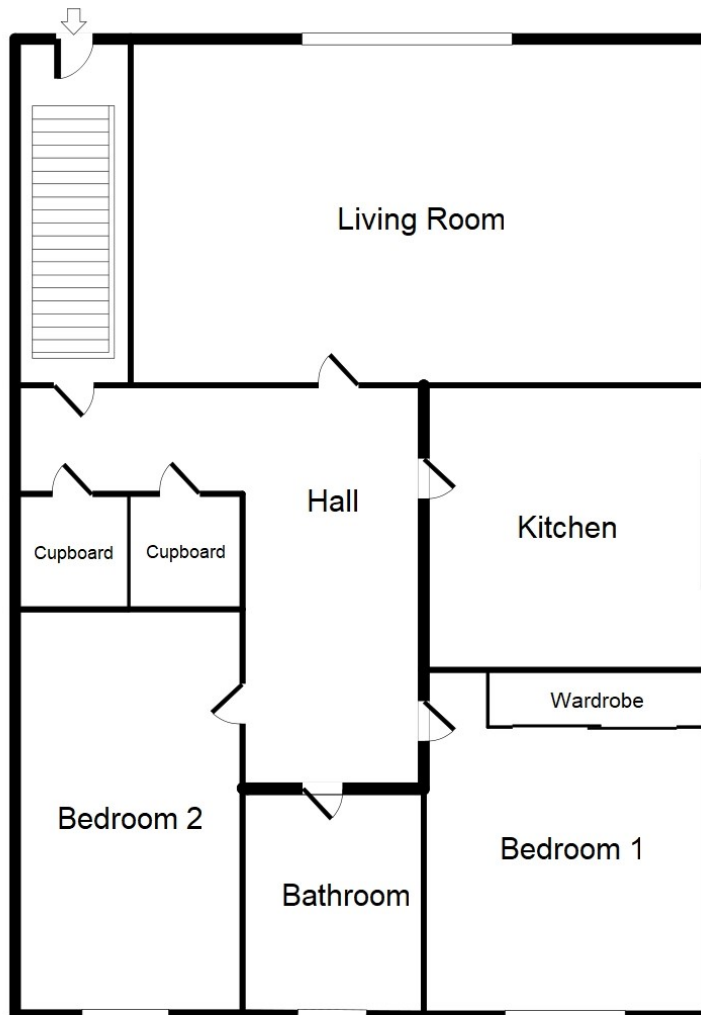
A viewing is highly recommended.





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

- Kitchen 2.91m x 2.30m 9'6" x 7'7"
- Lounge/Diner 5.93m x 3.40m 19'5" x 11'2"
- Bedroom 1 2.95m x 2.91m 9'8" x 9'7"
- Bathroom 2.59m x 1.60m 8'6" x 5'3"
- Bedroom 2 2.91m x 2.34m 9'6" x 7'8"



This floor plan 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.