

# CLUNY ESTATE AGENTS

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## Flat 3, Darliston House South View Road, Elgin IV30 1NB



This spacious three bedroom ground floor flat is conveniently situated within easy walking distance of Elgin town centre and local amenities

**GROUND FLOOR FLAT**  
**THREE DOUBLE BEDROOMS, ONE WITH EN SUITE SHOWER ROOM AND WALK-IN WARDROBE**  
**GAS CENTRAL HEATING**  
**DOUBLE GLAZING**  
**PARKING SPACE (No 37)**  
**EPC RATING C**  
**COUNCIL TAX BAND E**  
**VIEWING HIGHLY RECOMMENDED**

Offers Around  
**£145,000**

E783

This large three bedroom ground floor flat is situated close to the centre of Elgin, within easy walking distance of transport links and local amenities.

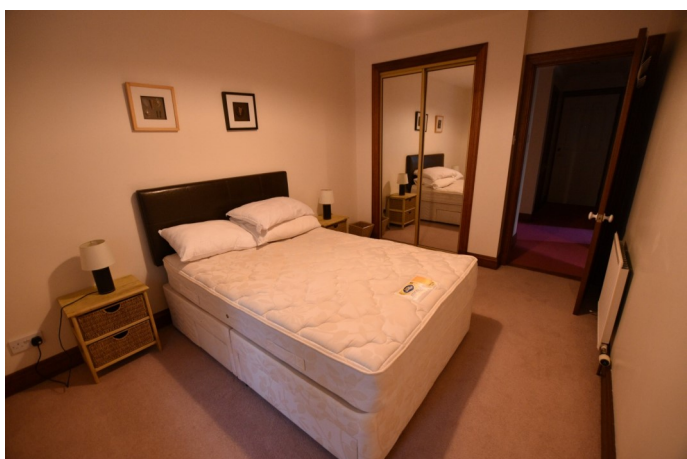
With a designated parking space and a communal grassed area to the front of the property, the accommodation comprises: Hallway, large kitchen with dining space, good sized living room, master bedroom with en suite shower room and walk-in wardrobe, two further double bedrooms and a separate family bathroom.

Benefiting from gas central heating and double glazing throughout, this would make an ideal first-time buy or buy-to-let property and we highly recommend a viewing.

There is an annual factoring fee of around £240 for the upkeep of communal areas.

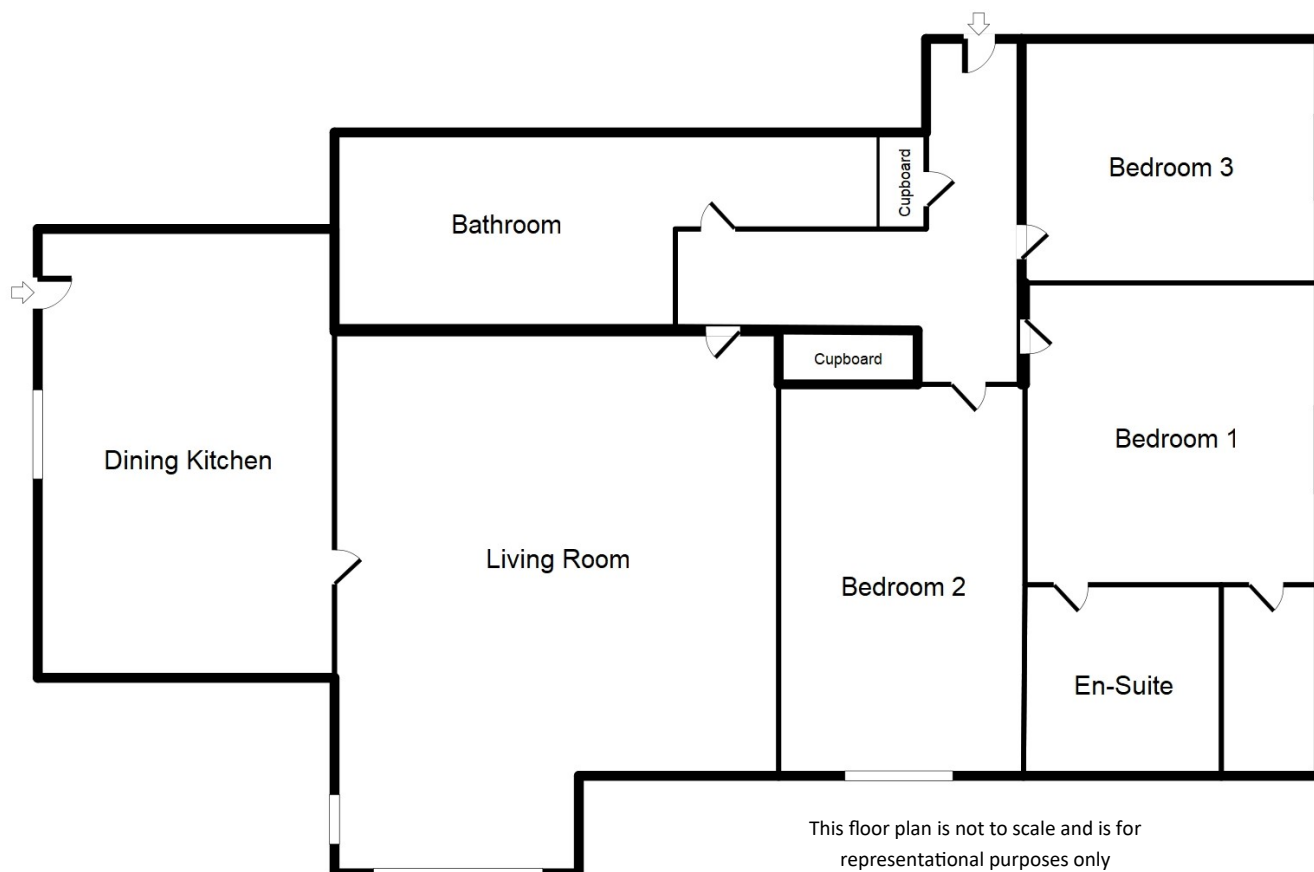






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen/Diner 4.61m x 3.27m 15'1" x 10'9"
- Lounge 5.69m x 4.52m 18'8" x 14'10"
- Bedroom 1 3.25m x 3.22m 10'8" x 10'7"
- En Suite 1.76m x 1.75m 5'9" x 5'9"
- Bedroom 2 3.73m x 2.77m 12'3" x 9'1"
- Bathroom 4.17m x 2.13m 13'8" x 7'0"
- Bedroom 3 3.24m x 2.72m 10'8" x 8'11"



**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.