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## 87 Thornhill Drive Elgin IV30 6GS



This two bedroom first floor flat in walk-in condition is located in a popular residential area of Elgin and would make an ideal first-time buy

**FIRST FLOOR FLAT**  
**TWO DOUBLE BEDROOMS**  
**GAS CENTRAL HEATING**  
**DOUBLE GLAZING**  
**EPC RATING B**  
**COUNCIL TAX BAND B**  
**VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£110,000**

E791

This two bedroom first floor flat is in walk-in condition and is located in a popular residential area of Elgin, within a short distance of local amenities.

Benefiting from gas central heating and double glazing, the accommodation comprises: Entrance vestibule with stairs leading to the first floor, landing and hallway with storage cupboard, large living room giving access to the kitchen with storage cupboard, two double bedrooms both with built-in wardrobes and a bathroom.

Outside there is a shared garden area with drying facilities.

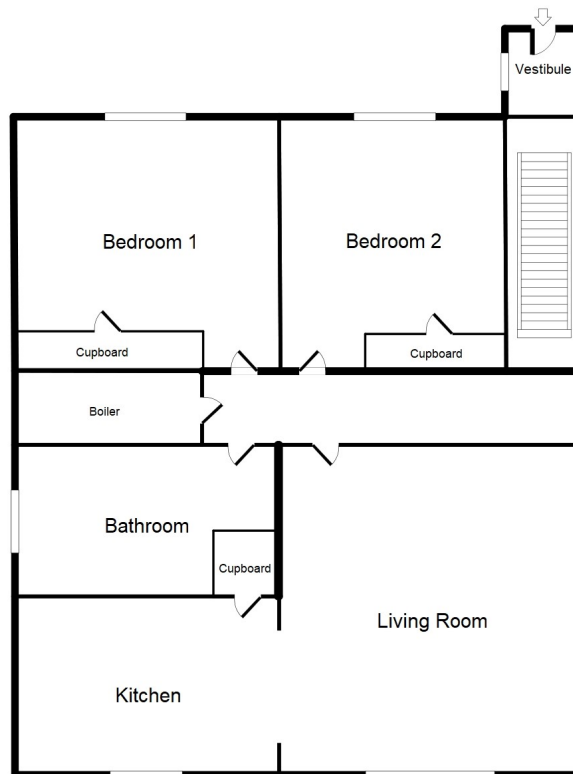
This would make an ideal first-time buy or investment opportunity and we highly recommend a viewing.





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

- Kitchen 2.96m x 2.07m 9'9" x 6'9"
- Lounge 4.09m x 4.08m 13'5" x 13'5"
- Bedroom 1 3.37m x 2.94m 11'1" x 9'8"
- Bedroom 2 3.38m x 2.98m 11'1" x 9'9"
- Bathroom 2.97m x 1.88m 9'9" x 6'2"



Please note 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.