

5 Thunderton Place, Elgin IV30 1BG

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18 South College Street Elgin IV30 1EP



This cottage-style two bedroom ground floor flat with garden is situated just off Elgin High Street, within easy access of local amenities

**EXTENDED GROUND FLOOR TRADITIONAL
COTTAGE-STYLE FLAT
CLOSE TO LOCAL AMENITIES
TWO BEDROOMS WITH BUILT-IN
STORAGE
ELECTRIC HEATING
DOUBLE GLAZING
GARDEN AND SHED
EPC RATING D
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Valuation
£100,000**

E811

This traditional extended two bedroom cottage-style ground floor flat is situated just off the High Street, within easy walking distance of Elgin town centre and local amenities.

Newly refurbished and in walk-in condition, the accommodation comprises: Private entrance, hallway, large kitchen/diner, two bedrooms with built-in mirrored wardrobes and a shower room.

Outside is an enclosed garden area with timber shed.

With electric panel heaters and double glazing, this would make an ideal first-time buy, investment purchase or retirement property 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/Diner 6.49m x 3.91m 21'3" x 12'10"
- Shower Room 1.98m x 1.76m 6'6" x 5'9"
- Bedroom 1 3.76m x 3.31m 12'4" x 10'10"
- Bedroom 2 3.30m x 2.12m 10'10" x 6'11"



Please note this floorplan 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.