

CLUNY ESTATE AGENTS

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This immaculately presented two bedroom first floor flat is conveniently situated and would make an ideal first-time buy or investment purchase

**FIRST FLOOR FLAT
TWO DOUBLE BEDROOMS
BALCONY
OPEN PLAN LIVING
OFF-STREET PARKING
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING B
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£135,000**

E826

This two bedroom first floor flat is in immaculate walk-in condition and is located in a popular development in New Elgin, within walking distance of local amenities.

The property has a secure entrance and shared stairwell. The accommodation comprises: Entrance hallway, open plan kitchen/living area with patio doors to a balcony, two double bedrooms with fitted mirrored wardrobes and a modern bathroom.

There is ample storage throughout.

With off-street parking, gas central heating and double glazing, this would make an ideal first-time buy or investment purchase and we highly recommend a viewing.

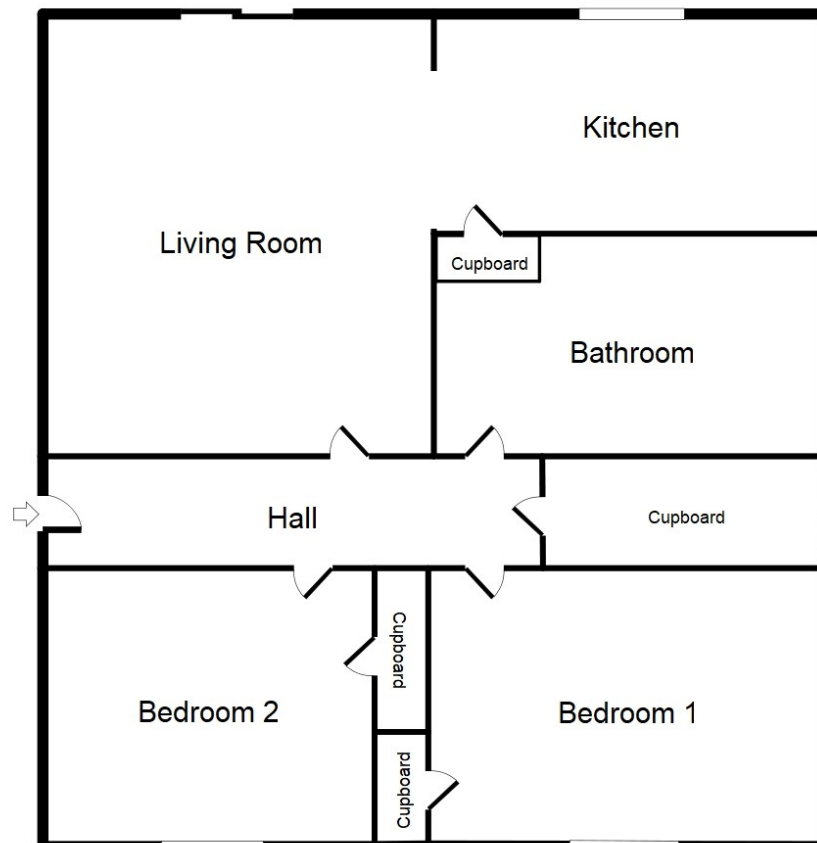
All curtains, curtain poles and light fittings are included in the sale. All furniture (excluding a unit in the living room) and mirrors may be available to purchase by separate negotiation. The fitted units in the hall cupboard can be left at no extra cost.





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

- Kitchen 3.37m x 2.49m 11'1" x 8'2"
- Lounge 4.68m x 3.48m 15'4" x 11'5"
- Bedroom 1 3.24m x 3.09m 10'8" x 10'2"
- Bathroom 3.32m x 2.04m 10'11" x 6'8"
- Bedroom 2 3.22m x 3.05m 10'7" x 10'0"



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.

