

# CLUNY ESTATE AGENTS

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E [elgin@clunys.co.uk](mailto:elgin@clunys.co.uk)

W [www.clunys.co.uk](http://www.clunys.co.uk)

1a Batchen Lane  
Elgin IV30 1LY

**CLOSING DATE: WEDNESDAY 26th MAY 12 noon**



This recently renovated two bedroom town centre flat with balcony is in walk-in condition and would make an ideal first-time buy or investment purchase

FIRST FLOOR FLAT  
TWO DOUBLE BEDROOMS  
TOWN CENTRE LOCATION  
IDEAL INVESTMENT PURCHASE  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING B  
COUNCIL TAX BAND B  
VIEWING HIGHLY RECOMMENDED

Offers Around  
£110,000

E835

This recently renovated two bedroom first floor flat is conveniently situated for Elgin town centre and local amenities, with a car park close by.

Benefiting from gas central heating and double glazing, this flat is in walk-in condition and comprises: Entrance hall, large open plan living and kitchen area with access to front balcony, two double bedrooms, one with built-in wardrobe, a newly fitted bathroom and ample storage throughout.

This would make an ideal first-time buy or investment purchase and a viewing is highly recommended.

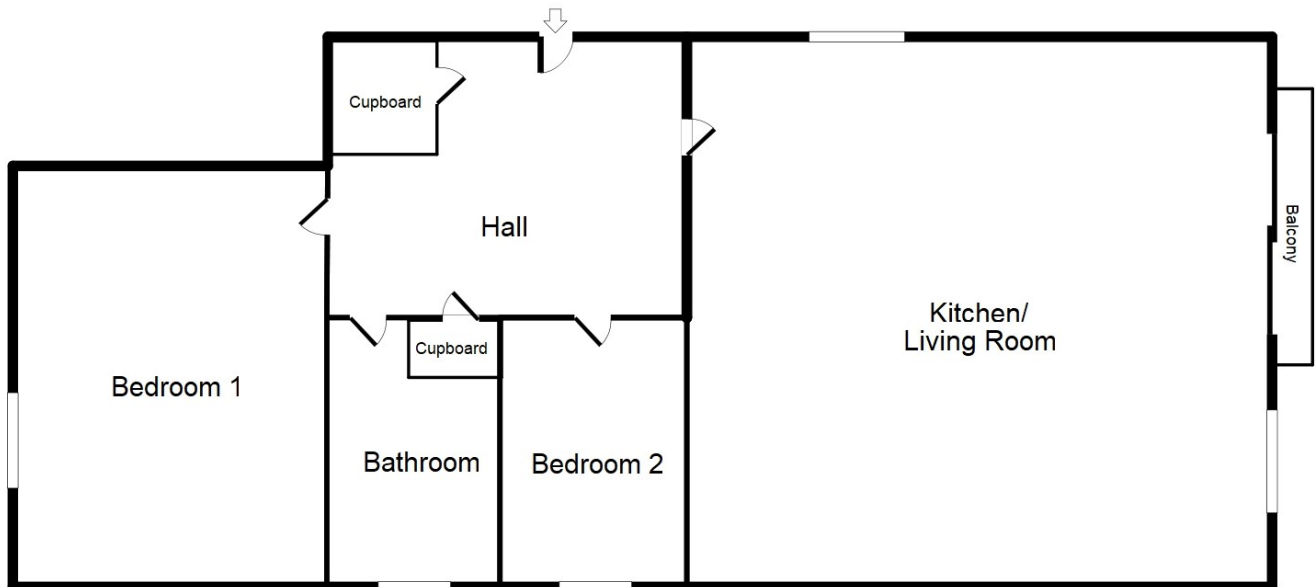






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen/Lounge 6.39m x 5.05m 20'12" x 16'7"
- Bedroom 2 3.85m x 2.25m 12'7" x 7'5"
- Bathroom 2.65m x 1.96m 8'8" x 6'5"
- Bedroom 1 3.74m x 3.70m 12'3" x 12'2"



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.