

CLUNY ESTATE AGENTS

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Flat 3 McEwan House, 11 South Guildry Street, Elgin IV30 1QN



This first floor one bedroom flat is situated in the heart of Elgin, within easy walking distance of the town centre and all local amenities

**FIRST FLOOR FLAT
ONE BEDROOM
ELECTRIC HEATING
DOUBLE GLAZING
EPC RATING E
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£73,000**

E841

This first floor one bedroom flat is situated in the heart of Elgin, within easy walking distance of the town centre and local amenities.

With shared entry and stairwell leading to the flat, the accommodation comprises: Entrance hallway, ample storage throughout, good sized kitchen, living room, double bedroom with built-in wardrobe and bathroom.

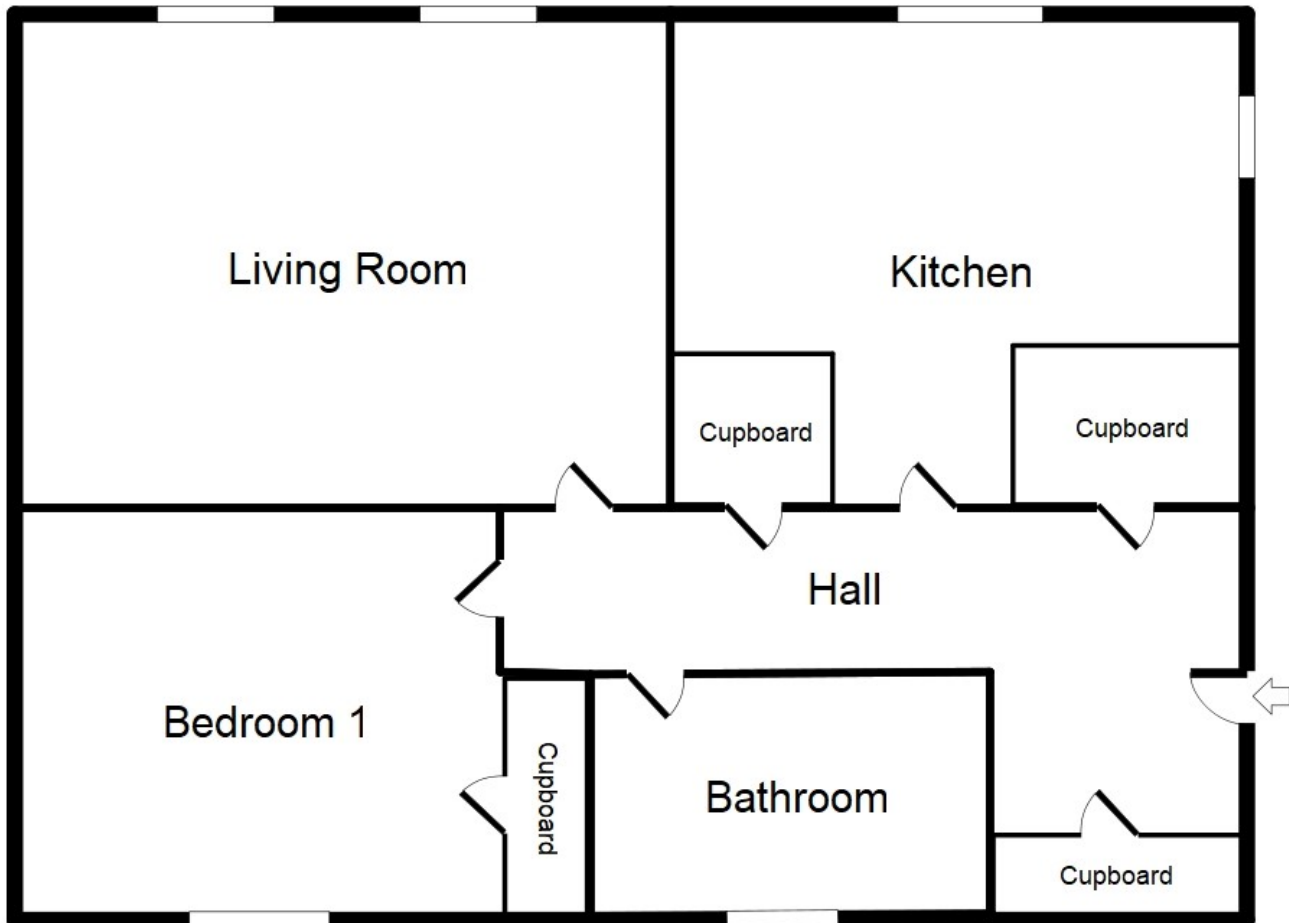
Benefiting from electric heating and double glazing and with a communal rear garden, this would suit a first-time buyer or investment landlord and we highly recommend a viewing.





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

- Kitchen 3.49m x 2.87m 11'5" x 9'5"
- Lounge 4.73m x 2.87m 15'6" x 9'5"
- Bedroom 3.61m x 2.93m 11'10" x 9'8"
- Bathroom 2.30m x 1.86m 7'7" x 6'1"



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.