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## 55 Ashgrove Place Elgin IV30 1UJ



This two bedroom ground floor flat with private entrance and front and rear gardens is situated within easy reach of local amenities and would make an ideal first-time buy or investment purchase.

**GROUND FLOOR FLAT  
TWO DOUBLE BEDROOMS  
ALLOCATED PARKING SPACE  
FRONT AND REAR GARDENS  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING C  
COUNCIL TAX BAND B  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£95,000**

E843

This two bedroom ground floor flat with private entrance is situated close to Elgin town centre, within easy reach of local amenities.

The accommodation comprises: Entrance vestibule, large living room with dining space, kitchen, utility area, two double bedrooms, both with built-in wardrobes, and a bathroom.

Benefiting from gas central heating and double glazing, the property also has private front and rear gardens and an allocated parking space.

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

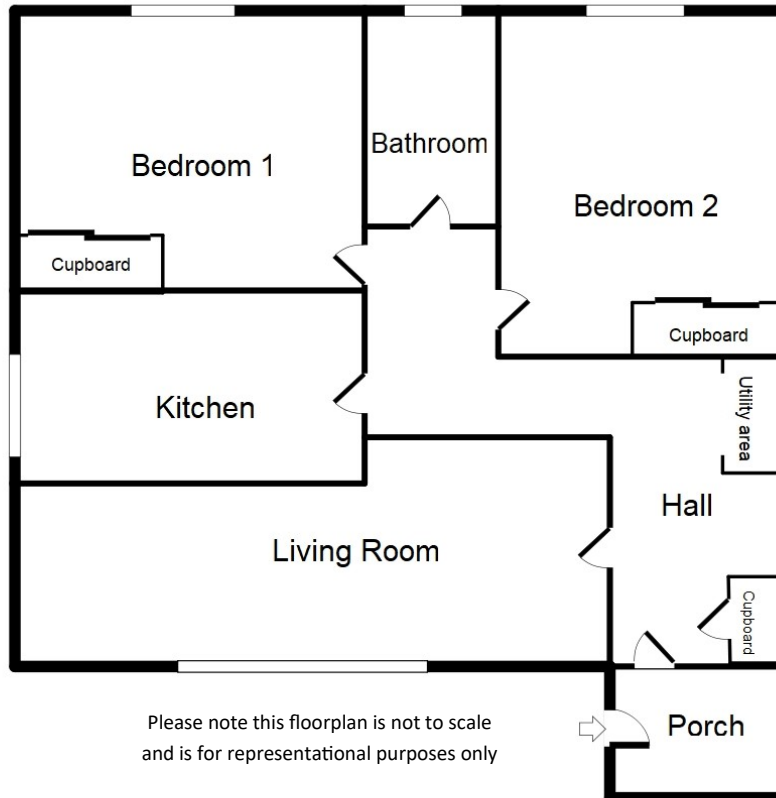
Factoring fees £9.80 per month.





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

- Lounge 4.70m x 4.68m 15'5" x 15'4"
- Utility 2.31m x 1.29m 7'7" x 4'3"
- Bedroom 1 3.68m x 2.89m 12'1" x 9'6"
- Kitchen 2.70m x 2.28m 8'10" x 7'6"
- Bedroom 2 3.69m x 2.31m 12'1" x 7'7"
- Bathroom 2.56m x 1.59m 8'5" x 5'3"



**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.