

5 Thunderton Place, Elgin IV30 1BG

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14 Kingsmills Court Elgin IV30 4EW



We are delighted to offer this two bedroom, first floor flat which is located in an established residential area and withing walking distance of Elgin Town Centre where there is a full range of local amenities available.

**FIRST FLOOR FLAT
TWO BEDROOMS
ELECTRIC HEATING
DOUBLE GLAZING
PARKING SPACE
EPC RATING C
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Valuation
£85,000**

E857

This two bedroom, first floor flat is located in an established residential area within walking distance of Elgin Town Centre where there is a full range of local amenities available. The accommodation comprises, shared entrance with staircase leading to the first and second floor, entrance vestibule, hallway with storage cupboard, kitchen, spacious living room, two double bedrooms with built-in wardrobes and bathroom. The property has a shared drying area and carpark, also electric central heating and double glazing throughout. This property has been a very successful rental of ours for many years so would make an ideal investment purchase or a perfect purchase for a first time buyer. 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: 3.06m x 2.95m (10'1" x 9'8")
- Lounge: 5.05m x 3.54m (16'7" x 11'7")
- Bedroom 1: 4.00m x 2.85m (13'2" x 9'4")
- Bedroom 2: 3.06m x 2.32m (10'0" x 7'7")
- Bathroom: 1.78m x 2.01m (5'10" x 6'7")

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KETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

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.