

CLUNY ESTATE AGENTS

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8 Croft Road
Elgin IV30 6DR

Reduced: £10,000 Below Valuation



This spacious three bedroom, first floor flat is situated in a block of four, with on-street parking or use of carpark to the rear, side and rear gardens and garden shed

FIRST FLOOR FLAT
THREE BEDROOMS
GARDEN AND SHED
ON-STREET & REAR CARPARK
IDEAL INVESTMENT PURCHASE
EPC RATING D
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED

Offers Over
£85,000

E687

This spacious three bedroom, first floor flat is situated in a block of four, with on-street parking or use of carpark to the rear, side and rear gardens and garden shed. Benefiting from solid-fuel heating (heats the radiators and water) and double glazing throughout, the property comprises: Shared entrance and stairway, private door with hallway, good sized kitchen, large living room, three double bedrooms with built-in storage, shower room and ample storage throughout including loft space (not floored). This property would make an ideal first time purchase or an investment buy. 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**

- Lounge 5.18m x 3.24m 17'0" x 10'7"
- Kitchen 3.44m x 2.62m 11'3" x 8'7"
- Bedroom 3 3.81m x 2.13m 12'6" x 6'12"
- Bathroom 2.70m x 2.39m 8'10" x 7'10"
- Bedroom 1 3.80m x 3.04m 12'6" x 9'12"
- Bedroom 2 3.80m x 3.03m 12'5" x 9'11"



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.