

CLUNY ESTATE AGENTS

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

2 St Mary's Court, South Street, Elgin IV30 1PX



This ground floor two bedroom flat with allocated parking space is situated in the heart of Elgin, close to Dr Gray's Hospital, and would make an ideal first-time buy or investment purchase.

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

**Offers Around
£85,000**

E882

This ground floor two bedroom purpose-built flat is situated in the heart of Elgin, within easy walking distance of Dr Gray's Hospital, West End Primary School and Elgin town centre.

The spacious accommodation comprises: Entrance hallway, kitchen, good sized living room, two bedrooms with built-in storage and a bathroom.

There is an allocated parking space within the parking area to the rear of the block, accessed from South Street, which is currently undergoing some improvement works.

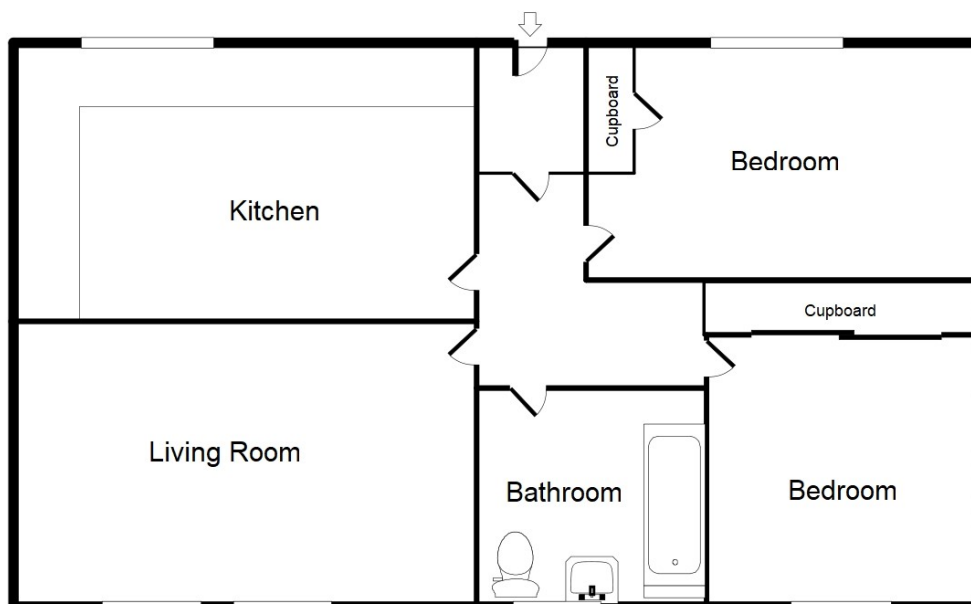
Benefiting from electric heating and double glazing, this would make an ideal investment property or first-time buy and we highly recommend a viewing.





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

- Kitchen 3.90m x 2.10m 12'10" x 6'11"
- Lounge 3.91m x 3.82 12'10" x 12'6"
- Bedroom 1 3.16m x 2.81m 10'4" x 9'3"
- Bathroom 2.26m x 1.84m 7'5" x 6'0"
- Bedroom 2 2.78m x 2.07m 9'2" x 6'9"



Please be advised 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.