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12 St John's Court Hay Street, Elgin IV30 1NG

OVER £5,000 BELOW VALUATION



Extremely spacious and bright one bedroom apartment in this unique Art Deco block, with guaranteed parking, ideally located for the centre of town and all local amenities

SECOND FLOOR APARTMENT
ONE LARGE DOUBLE BEDROOM
CLOSE TO TOWN CENTRE
GUARANTEED PARKING SPACE
MAINTAINED GARDENS
IDEAL BUY-TO-LET INVESTMENT
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING E
COUNCIL TAX BAND A
VIEWING HIGHLY RECOMMENDED

Offers Around
£89,950

E697

An extremely spacious and bright one bedroom second-floor apartment located within this unique Art Deco, purpose-built block of twelve. Presented in good order throughout.

Quiet, rear-facing aspect.

The reserved parking space has a locking post to prevent unauthorised parking. The large, mature communal gardens front and rear and the distinctive communal entrance way and spiralling stone staircase are maintained for £15 per month by the Residents' Association.

An excellent buy-to-let investment.

Its ideal location makes it very sought after and it commands a rent of over £500pcm.

Benefiting from full double glazing and gas central heating, the flat is ideally located for the University, Dr Gray's Hospital, West End Primary School, the railway station, the centre of Elgin and all local amenities.

Viewings are by appointment only and can be arranged by contacting Mrs Toynton on 07712 853934 or 01343 208475 or Cluny Estate Agents on 01343 548505.





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

- Lounge 4.27m x 3.79m 14'0" x 12'5"
- Bedroom 4.27m x 3.10m 14'0" x 10'2"
- Kitchen 3.09m x 2.44m 10'2" x 8'0"
- Bathroom 2.86m x 1.88m 9'4" x 6'2"



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 guide-