

CLUNY ESTATE AGENTS

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



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

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

Offers Around
£88,000

E886

This first floor two bedroom purpose-built maisonette 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 with staircase, 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.

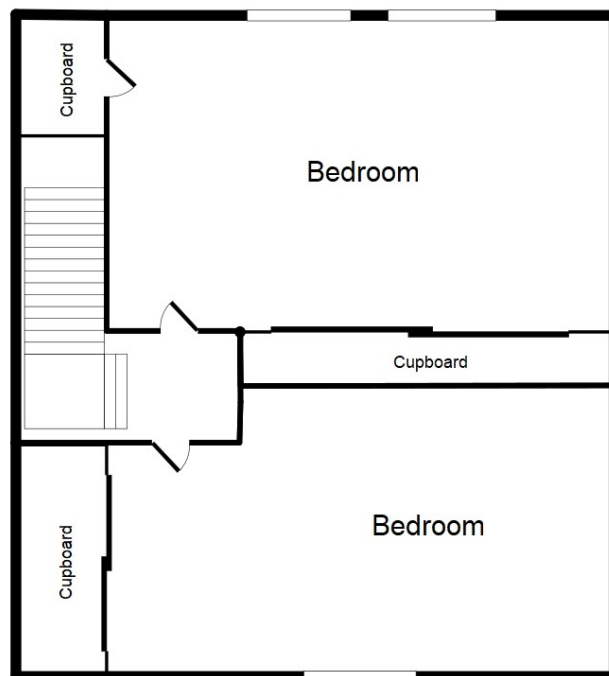
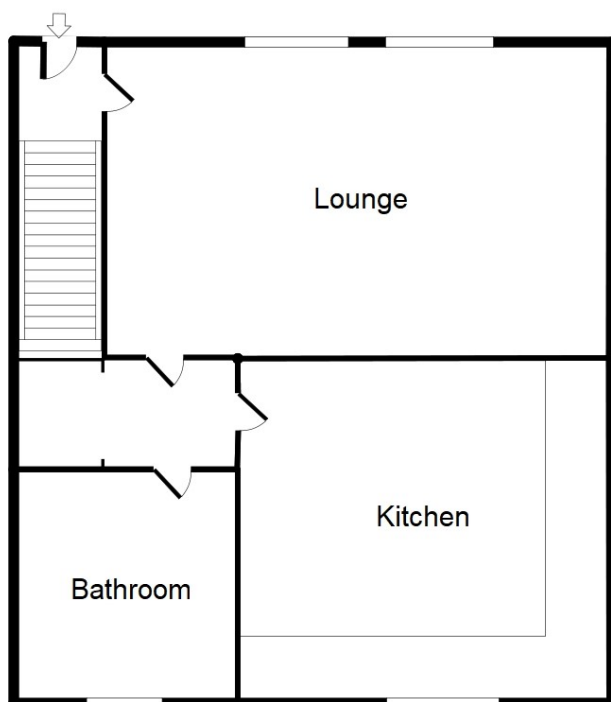
Benefiting from electric heating and double glazing, this would make an ideal investment property or first-time buy and we highly recommend a viewing.





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

- Kitchen: 9'11" x 9'2" 3.01m x 2.78m
- Lounge: 13'0" x 10'9" 3.97m x 3.26m
- Bedroom One: 13'0" x 10'7" 3.96m x 3.23m
- Bathroom: 6'3" x 6'1" 1.90m x 1.84m
- Bedroom Two: 14'0" x 7'1" 4.27m x 2.16m



Please note these floorplans are not to scale and are 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.