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



This first and second floor two bedroom maisonette with allocated parking space is situated just a stone's throw from Dr Gray's Hospital and within easy walking distance of Elgin town centre and local amenities. This would make an ideal first-time buy or investment purchase.

FIRST AND SECOND FLOOR  
MAISONETTE  
TWO BEDROOMS WITH BUILT-IN STORAGE  
PARKING SPACE  
ELECTRIC STORAGE HEATING  
DOUBLE GLAZING  
EPC RATING C  
COUNCIL TAX BAND B  
VIEWING HIGHLY RECOMMENDED

Offers Around  
£88,000

E887

This two bedroom first and second floor maisonette is located in a purpose-built block of flats just a short walk from Dr Gray's Hospital, Elgin town centre and local amenities.

The spacious accommodation comprises to the first floor: Entrance hall, lounge, rear hall, kitchen and bathroom. To the second floor are two bedrooms, both with built-in storage.

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**

- Lounge 3.96m x 3.27m
- Kitchen 3.01m x 2.79m
- Bathroom 1.81m x 1.78m
- Bedroom 1 3.96m x 3.23m
- Bedroom 2 4.25m x 2.16m



**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.