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14 Victoria Road Elgin IV30 1RG



This two bedroom ground floor flat with front and rear gardens in a quiet residential area of Elgin would make an ideal first-time buy or investment purchase.

**GROUND FLOOR FLAT
TWO DOUBLE BEDROOMS
FRONT AND REAR GARDENS
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£108,000**

E902

This two bedroom ground floor flat is situated in a quiet residential area of Elgin, within walking distance of local amenities.

In move-in condition, the accommodation comprises: Entrance vestibule, kitchen, good sized living room, conservatory, two double bedrooms and a bathroom, with storage throughout.

With large enclosed gardens to the front and rear and on-street parking, the property also benefits from gas central heating and double glazing.

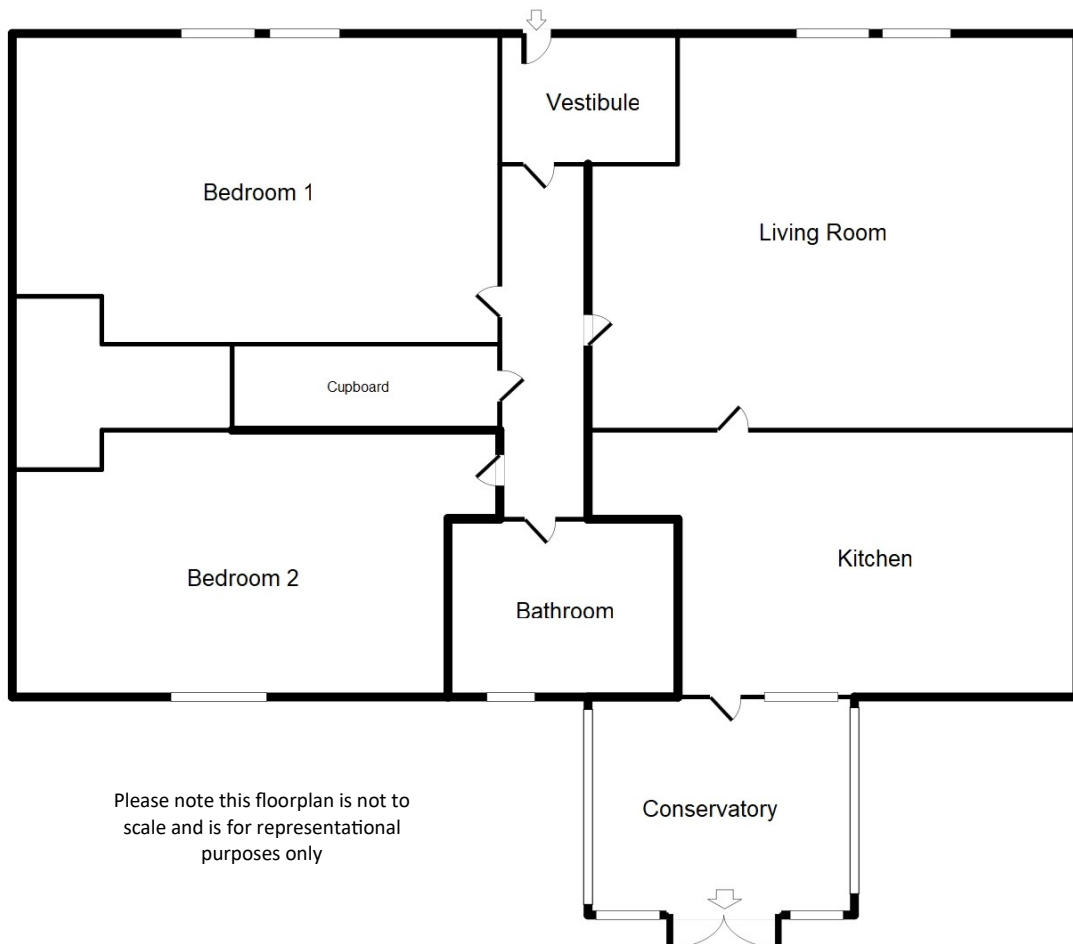
This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Vestibule 1.65m x 1.30m
- Kitchen 3.54m x 2.79m
- Lounge 4.55m x 4.08m
- Bedroom 1 4.43m x 3.50m
- Bedroom 2 3.74m x 2.78m
- Bathroom 2.32m x 1.67m



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.