

CLUNY ESTATE AGENTS

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



This two bedroom first and second floor maisonette with parking space is located within easy walking distance of Dr Gray's Hospital, Elgin town centre and local amenities, making it an ideal first-time buy or investment purchase.

**FIRST AND SECOND FLOOR
MAISONETTE
TWO BEDROOMS AND STUDY
PARKING SPACE
ELECTRIC HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£95,000**

E888

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

Accessed from a ground floor entrance, to the first floor is a landing, lounge, kitchen and study. To the second floor is a landing, two bedrooms and a bathroom.

There is an allocated parking space within the parking area to the rear of the block, accessed from South Street.

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 2.94m x 2.28m
- Lounge 5.25m x 3.17m
- Study 2.46m x 1.94m
- Bedroom 1 4.48m x 3.19m
- Bathroom 2.82m x 2.30m
- Bedroom 2 4.13m x 3.01m



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.