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## 1 Blantyre Street Elgin IV30 4DW



This first floor three bedroom flat with garden, in an established residential area, is close to local amenities and Elgin town centre and would make an ideal first-time buy or investment purchase.

**FIRST FLOOR FLAT  
THREE DOUBLE BEDROOMS  
LARGE GARDEN  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING C  
COUNCIL TAX BAND B  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£110,000**

E909

This three bedroom first floor flat is located in the popular residential area of Bishopmill, just a short distance from local amenities and Elgin town centre.

The accommodation comprises: Private entrance, stairs leading to landing/hallway, kitchen, good sized living room, three double bedrooms and a family bathroom.

With gas central heating and double glazing, this property also benefits from a large garden to the side and rear.

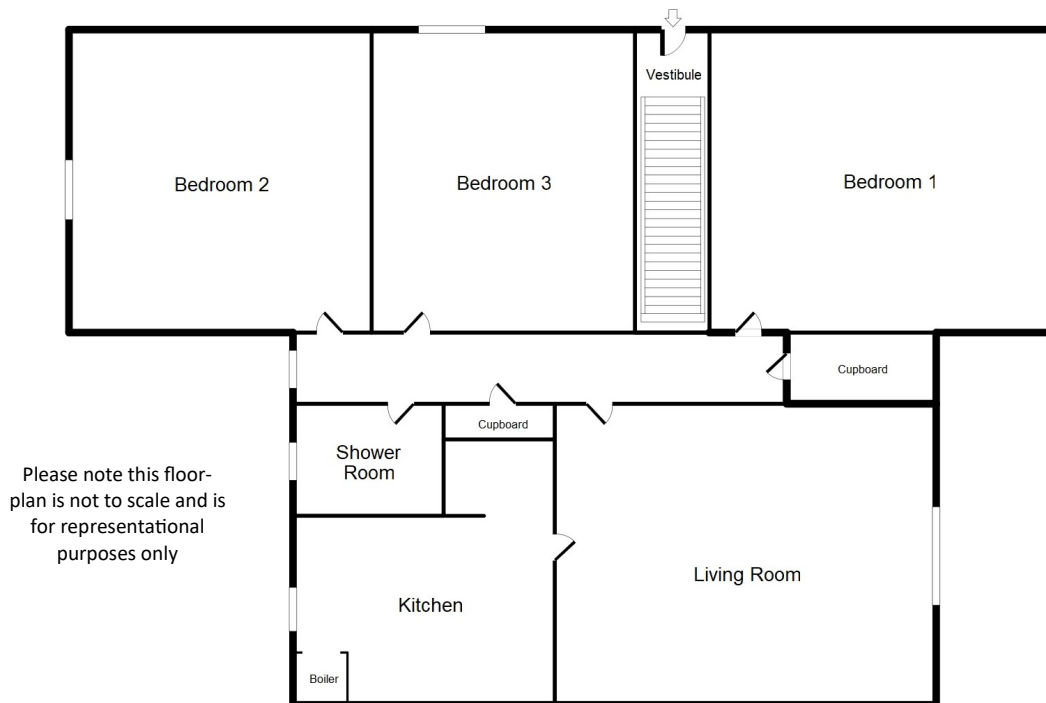
In need of some cosmetic upgrading, this would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Kitchen 3.06m x 2.73m
- Lounge 4.56m x 3.87m
- Bedroom 1 3.86m x 3.66m
- Bathroom 2.10m x 1.42m
- Bedroom 2 4.03m x 2.68m
- Bedroom 3 4.00m x 3.56m



**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.