

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

37 High Street Elgin IV30 1EE



This one bedroom ground floor flat just off the High Street in the heart of Elgin would make an ideal first-time buy or investment purchase.

**GROUND FLOOR FLAT
ONE DOUBLE BEDROOM
ELECTRIC HEATING
SINGLE/PARTIAL SECONDARY
GLAZING
CENTRAL LOCATION
EPC RATING F
COUNCIL TAX BAND A
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£60,000**

E915

This one bedroom ground floor flat is conveniently situated in the heart of Elgin, just off the High Street.

In need of some cosmetic upgrading, the property comprises: Entrance hall, kitchen, living room, double bedroom and bathroom.

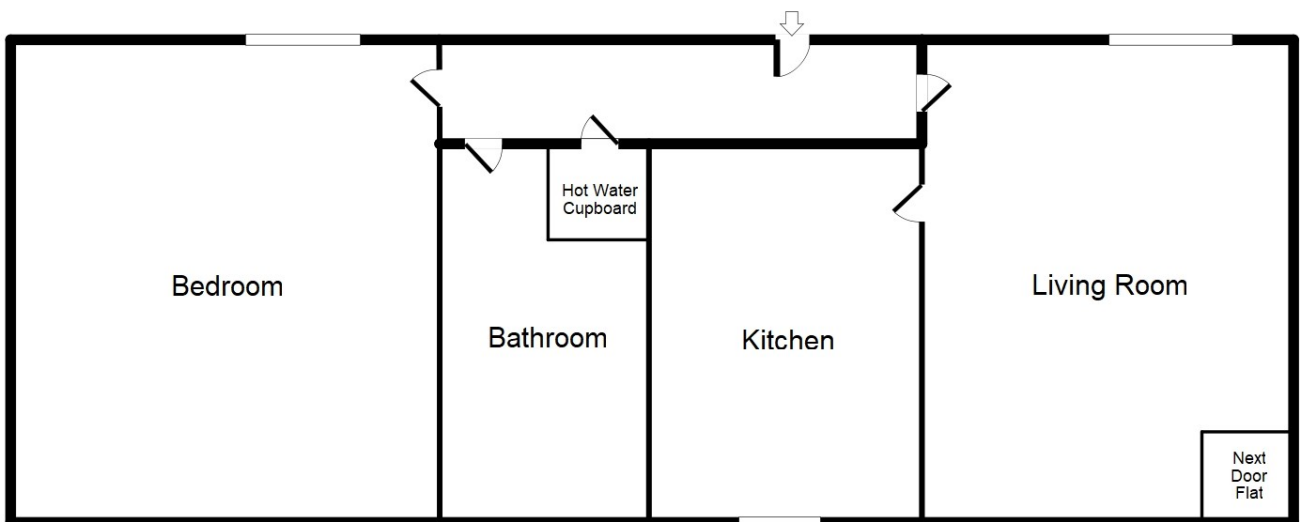
With electric heating and single/partial secondary glazing, this would make an ideal buy-to-let property or first-time buy and we highly recommend a viewing.





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

- Kitchen 3.07m x 1.62m
- Lounge 4.19m x 4.11m
- Bathroom 2.21m x 1.69m
- Bedroom 4.18m x 3.33m



Please note this floorplan is not to scale and is 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.