

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

## 190b High Street Elgin IV30 1BA

**REDUCED—£7000 BELOW VALUATION**



This spacious three bedroom flat over two floors is conveniently situated in the heart of Elgin, within easy walking distance of local amenities, and ideally suited for a first-time buy or investment purchase.

FIRST AND SECOND FLOOR FLAT  
THREE BEDROOMS  
TOWN CENTRE LOCATION  
GAS CENTRAL HEATING  
SINGLE GLAZING  
EPC RATING E  
COUNCIL TAX BAND C  
VIEWING HIGHLY RECOMMENDED

Offers Around  
£98,000

E917

This first and second floor three bedroom flat is conveniently situated in the heart of Elgin, within easy walking distance of shops, restaurants, Dr Gray's Hospital and transport links.

The spacious accommodation comprises: Shared stairwell to landing, hallway, large kitchen, living room and separate dining room. To the second floor are three bedrooms and a bathroom.

Benefiting from gas central heating, there is single glazing to the windows.

Ideal as a first-time buy or investment purchase, we highly recommend a viewing to appreciate the full potential of this town centre property.







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

- Kitchen 4.46m x 3.78m
- Lounge 4.27m x 3.85m
- Dining Room 4.26m x 3.04m
- Bathroom 2.40m x 1.75m
- Bedroom 3 3.12m x 2.85m
- Bedroom 2 4.19m x 3.23m
- Bedroom 1 5.39m x 3.59m



**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.