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2 Croft Road Elgin IV30 6DR



This three bedroom ground floor flat with garden is situated within easy reach of local amenities and would make an ideal first-time buy or investment purchase

**GROUND FLOOR FLAT
THREE BEDROOMS
GARDEN AND BLOCK-BUILT
STORE
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£100,000**

E923

This spacious three bedroom ground floor flat is located in a purpose-built block in an established area of New Elgin, just a short distance from local amenities.

In good condition, the accommodation comprises: Entrance hall, large living/dining room, kitchen, three bedrooms and bathroom. Outside is a private garden area with block-built store.

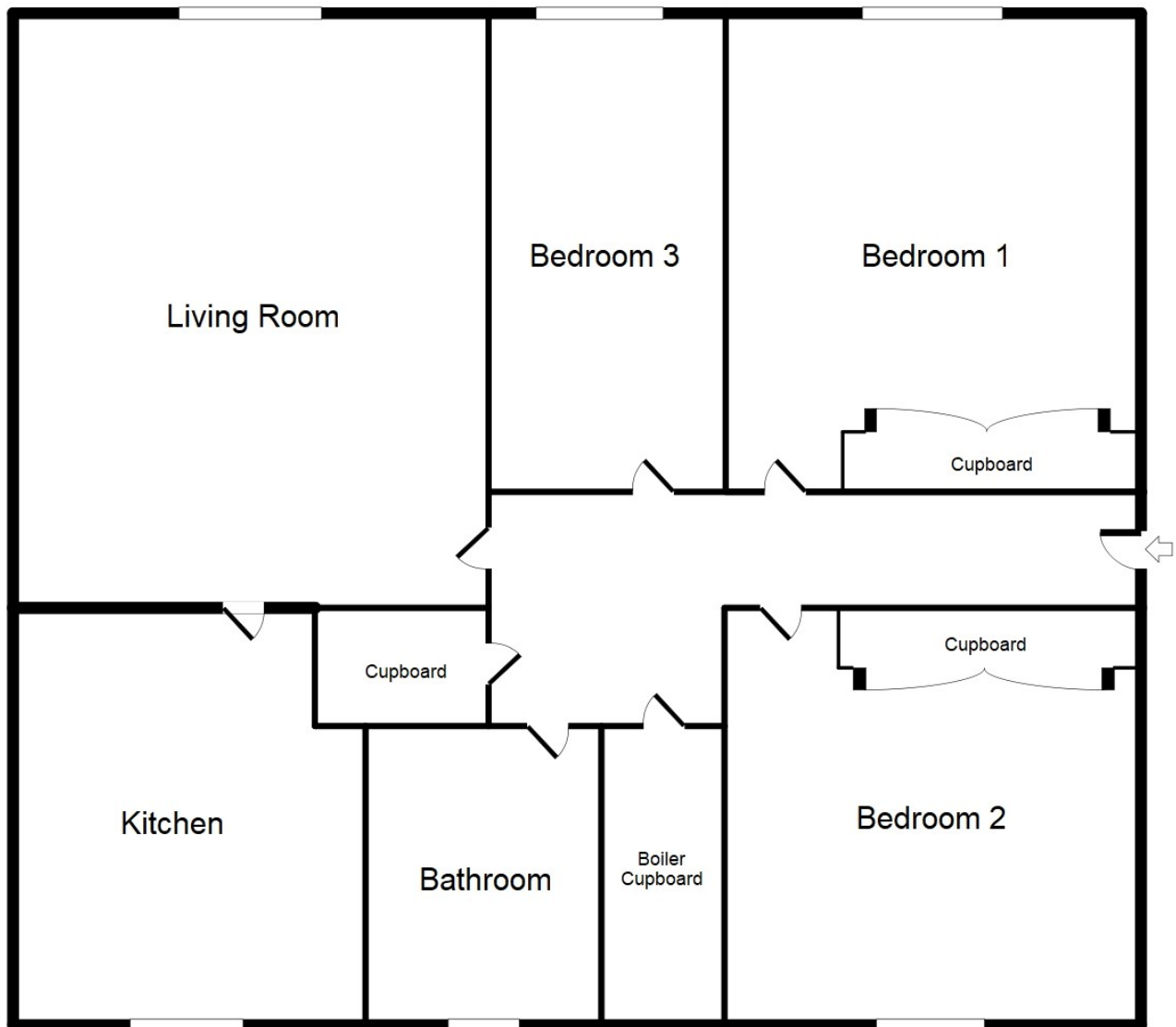
Benefiting from gas central heating and double glazing, this would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Kitchen 3.35m x 2.53m
- Lounge 5.22m x 3.25m
- Bedroom 1 3.81m x 3.03m
- Bathroom 2.40m x 1.56m
- Bedroom 2 3.78m x 3.03m
- Bedroom 3 3.81m x 2.14m



Please be advised 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.