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26 Glamis Place Elgin IV30 8UJ



This modern two bedroom ground floor flat is situated in a popular Springfield development in New Elgin, within easy reach of local amenities, and would make an ideal first-time buy or investment purchase.

**GROUND FLOOR FLAT
TWO BEDROOMS
SHARED REAR GARDEN
OFF-STREET PARKING
GAS CENTRAL HEATING
TRIPLE GLAZING
EPC RATING B
COUNCIL TAX BAND C
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£137,000**

E924

This modern two bedroom ground floor flat is situated in a popular residential development in New Elgin, just a short distance from local amenities.

In walk-in condition, the accommodation comprises: Entrance hallway with storage cupboard, open plan kitchen/dining/living room with patio doors, two double bedrooms, both with built-in wardrobes, and a bathroom. Outside is a shared garden and off-street parking area. A £10 per month factoring fee covers the maintenance and upkeep of communal areas.

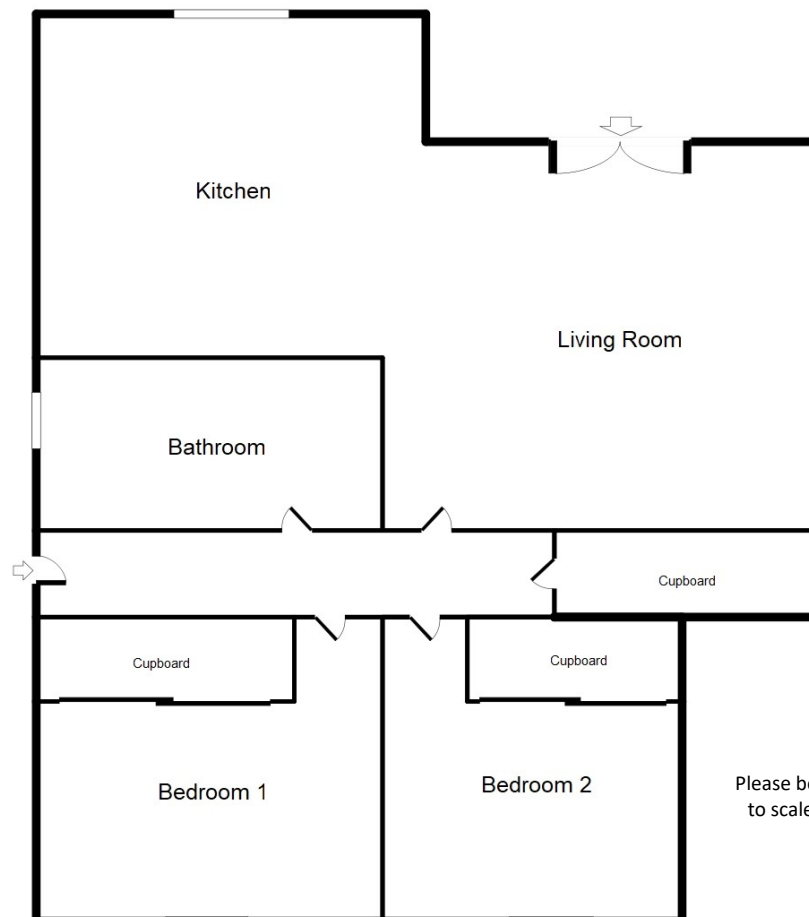
Benefiting from triple glazing and gas central heating, this property would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Kitchen 3.49m x 3.22m
- Lounge 4.31m x 3.94m
- Bedroom 1 3.39m x 2.75m
- Bedroom 2 2.94m x 2.66m
- Bathroom 2.70m x 1.82m



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.