

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E [elgin@clunys.co.uk](mailto:elgin@clunys.co.uk)

W [www.clunys.co.uk](http://www.clunys.co.uk)

## 89 Kingsmills Elgin IV30 4BX



This first floor two bedroom flat with large rear garden is situated in an established residential area of Elgin, within easy reach of local amenities, and would make an ideal first-time buy or investment purchase.

**FIRST FLOOR FLAT  
TWO DOUBLE BEDROOMS  
LARGE REAR GARDEN WITH  
TIMBER SHED  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING C  
COUNCIL TAX BAND A  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£85,000**

E928

This first floor two bedroom flat is situated in an established residential area of Elgin, within easy reach of local amenities.

In walk-in condition, the accommodation benefits from gas central heating and double glazing and comprises: Private entrance and stairs to landing, hallway with storage cupboard, kitchen, good sized living room, two double bedrooms, both with built-in storage, and a shower room. Outside is a large enclosed rear garden with timber shed.

This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.



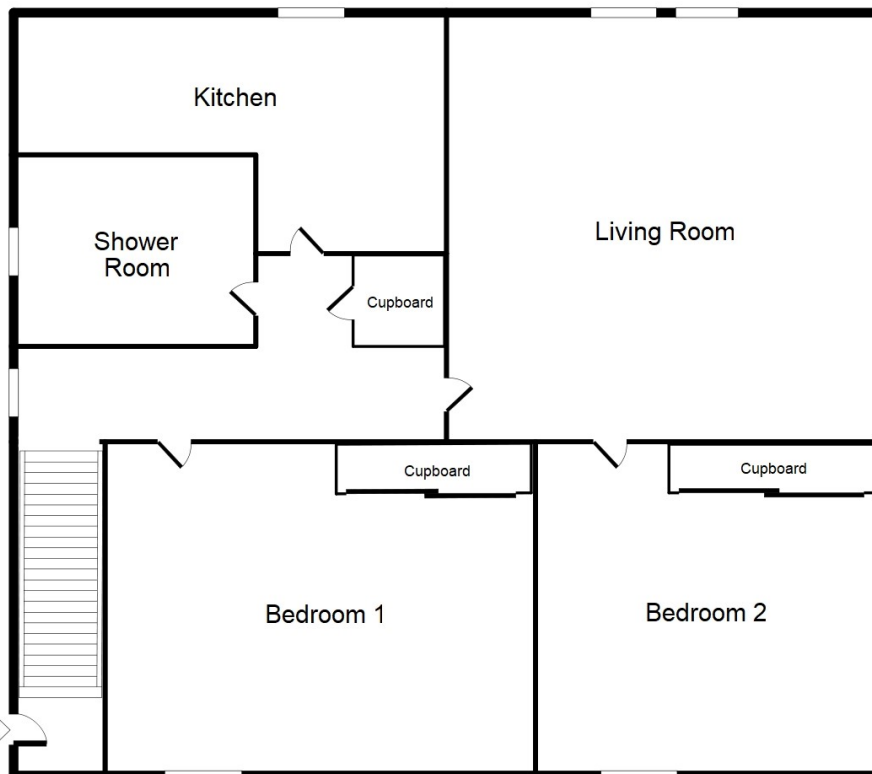




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- Kitchen 3.56m x 2.17m
- Lounge 4.49m x 3.78m
- Bedroom 1 3.27m x 3.10m
- Bathroom 1.69m x 1.61m
- Bedroom 2 3.68m x 3.28m



Please note this floor-plan 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.

