

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

31 Bezack Street Elgin IV30 6DP



This spacious two bedroom ground floor flat with garden is situated just a short distance from local amenities and Elgin town centre and would make an ideal first-time buy or investment purchase.

**GROUND FLOOR FLAT
TWO DOUBLE BEDROOMS
FRONT GARDEN AND REAR GARDEN WITH BLOCK-BUILT SHED
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND A
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£80,000**

E934

This spacious two bedroom ground floor flat is situated within a short distance of local amenities and Elgin town centre.

The accommodation comprises: Entrance porch, hallway, kitchen, large living room, two double bedrooms, bathroom and ample storage throughout.

There is an integral store to the front of the property, with external access. To the rear is a low maintenance garden area with a block-built shed.

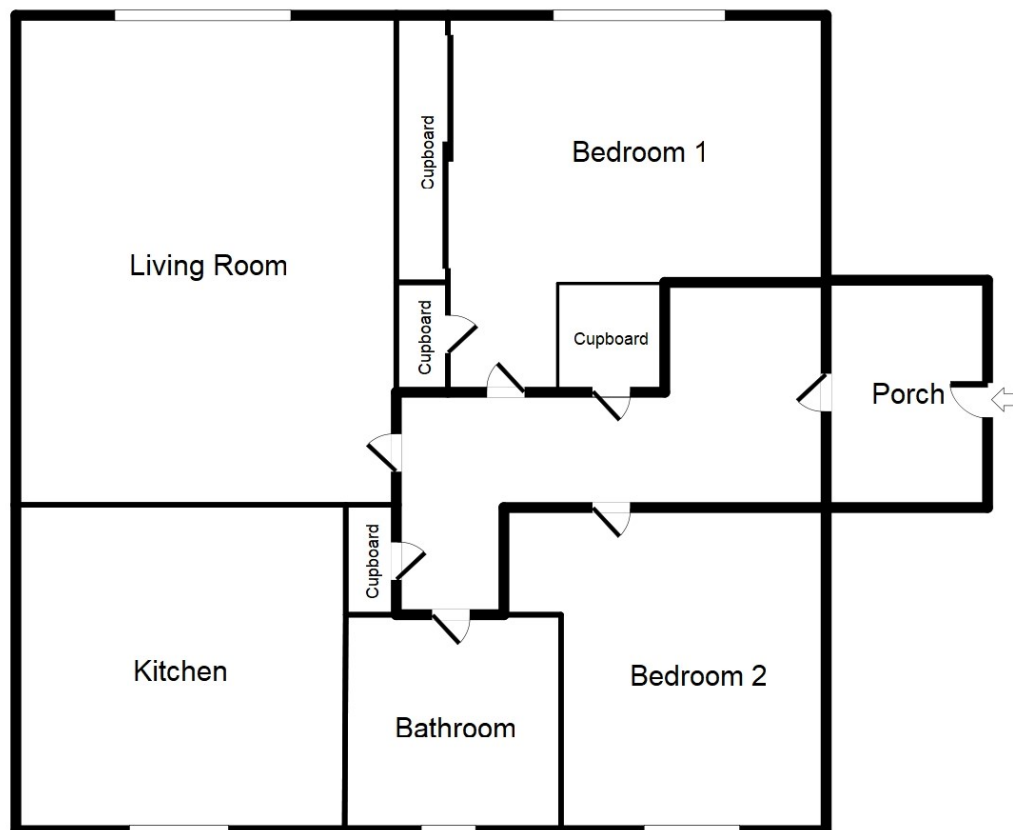
Benefiting from gas central heating and double glazing, this property is in need of some cosmetic upgrading but would make an ideal first-time buy or investment purchase. We highly recommend a viewing.





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

- Vestibule 1.23m x 1.08m
- Kitchen 3.03m x 2.72m
- Lounge 5.14m x 3.32m
- Bedroom 1 3.58m x 2.88m
- Bathroom 1.93m x 1.87m
- Bedroom 2 3.47m x 3.23m



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.