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46 Milnefield Avenue Elgin IV30 6EL



This spacious two bedroom first floor flat with garden and garage is situated in an established residential area of Elgin and would make an ideal first-time buy or investment purchase.

**FIRST FLOOR FLAT
TWO DOUBLE BEDROOMS
PRIVATE FRONT GARDEN AND
SHARED REAR DRYING AREA
SINGLE GARAGE
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£100,000**

E932

This spacious two bedroom first floor flat is situated in an established residential area, just a short distance from local amenities and Elgin town centre.

In walk-in condition, the accommodation comprises: Private entrance with stairwell to landing, kitchen, living room, two double bedrooms, bathroom and storage throughout.

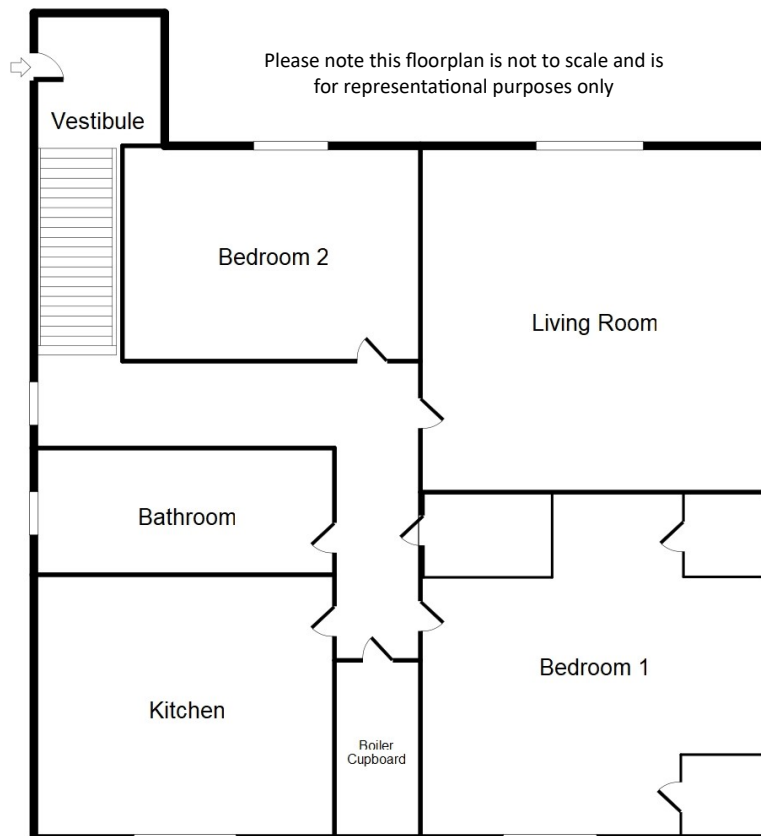
Benefiting from gas central heating and double glazing, with a single garage, private front garden, shared driveway and rear garden, this would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Kitchen 2.78m x 2.54m
- Lounge 4.24m x 3.33m
- Bedroom 1 3.77m x 3.33m
- Bathroom 2.54m x 1.62m
- Bedroom 2 2.73m x 2.71m



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.