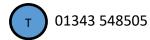
CLUNY ESTATE AGENTS

5 Thunderton Place, Elgin IV30 1BG







53 Northport Elgin IV30 1EH



This ground and first floor maisonette is conveniently located just a short walk from Elgin town centre and local amenities and would make an ideal first-time buy or investment purchase.

GROUND AND FIRST FLOOR
MAISONETTE
FREEHOLD
TWO DOUBLE BEDROOMS
PARTIAL GAS CENTRAL
HEATING AND PARTIAL
ELECTRIC HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED

Offers Around £85,000

E937

This ground and first floor maisonette is located within a purpose-built block of eight flats in a convenient central location, just a short walk from Elgin town centre and local amenities.

The accommodation comprises: Entrance hall, good sized kitchen, living/dining room, landing, two double bedrooms with built-in storage, shower room and large storage cupboard.

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





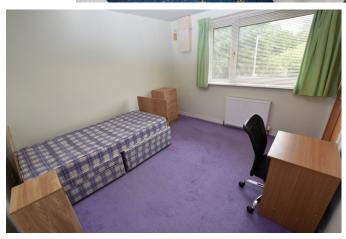














If you are thinking of selling your property, we would be delighted to offer a free valuation Please contact us on 01343 548505

• Kitchen 3.06m x 2.99m

Lounge/Diner 6.96m x 3.36m

• Bedroom 1 3.06m x 2.81m

• Shower Room $1.91m \times 0.93m$

• Bedroom 2 3.40m x 3.09m







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.







