

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

## 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 x 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.