

CLUNY ESTATE AGENTS

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

4 Kingsmills Court Elgin IV30 4EW



This two bedroom top floor flat is situated in an established residential area of Elgin, just a short distance from local amenities and Elgin town centre and would make an ideal first-time buy or investment purchase

TOP FLOOR FLAT
TWO BEDROOMS
ELECTRIC HEATING
DOUBLE GLAZING
SHARED PARKING AREA
EPC RATING D
COUNCIL TAX BAND B
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Offers Around
£90,000

E945

This two bedroom, top floor flat is located in a purpose-built block of flats, in an established residential area of Elgin. It is within easy reach of the town centre and local amenities.

This top floor flat has recently undergone a refresh. It has been decorated, had new carpets fitted and a kitchen refresh is now complete. The property comprises a large living room, with a separate good sized kitchen off it. The kitchen has a built-in oven, hob, fridge freezer and washing machine. The living room looks up to Bishopmill and the adjacent Cooper Park. There are two large double bedrooms with built-in wardrobes and plenty of storage space. There is also a good sized bathroom with an electric shower over the bath. The property is double glazed and heating is by panel heaters and a Rointe heater. As this is a top floor flat it also has access to a very spacious loft area, which can be used for additional storage and some owners have got permission to convert this space into an extra room.

Access to the property is via a communal entrance. Outside there is ample parking for cars.

This property was a buy to let flat and in all the time the current owner had the property it was never empty. Demand for flats like this is very high in the Elgin area and can attract a rental of between £500 and £520 pcm.

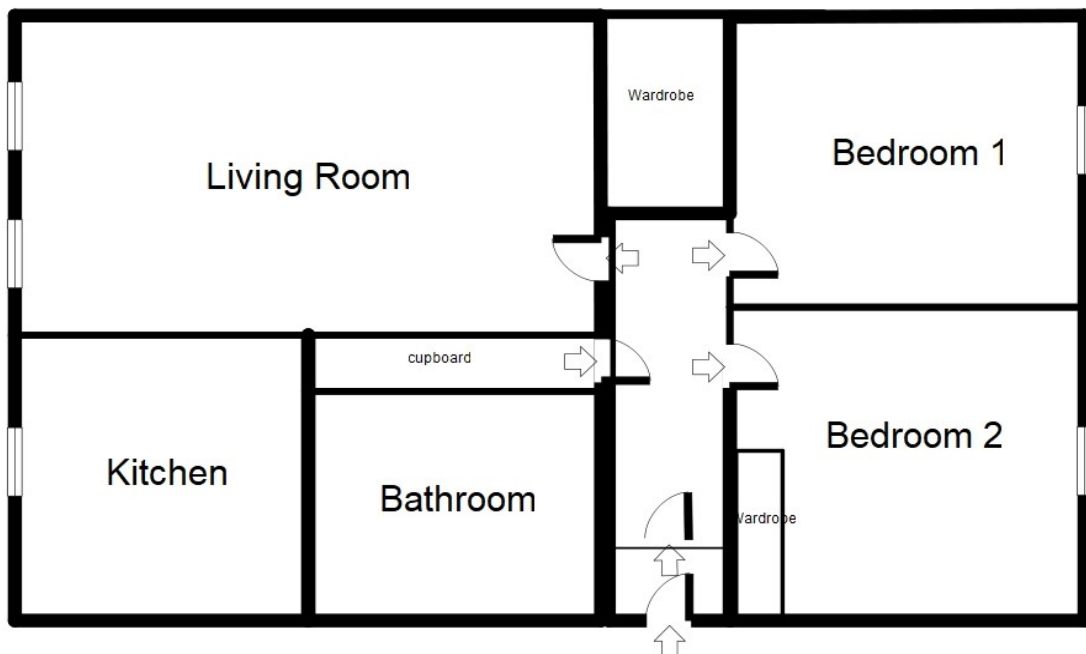
This would make an ideal first-time buy or investment purchase and we highly recommend a viewing and with recent refurbishment is in walk in condition and is available immediately.





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

- Kitchen 3.08m x 2.92m 10'1" x 9'7"
- Lounge 5.62m x 3.56m 18'5" x 11'8"
- Bedroom 1 3.55m x 3.17m 11'8" x 10'5"
- Bedroom 2 3.10m x 2.48m 10'2" x 8'2"
- Bathroom 2.18m x 1.79m 7'2" x 5'10"



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.