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12 Moravia Apartments Elgin IV30 6LN



This two bedroom second floor flat conveniently situated for local amenities would make an ideal investment purchase or first-time buy

**SECOND FLOOR FLAT
TWO BEDROOMS WITH BUILT-IN
WARDROBES
OPEN-PLAN LIVING AREA
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING B
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£105,000**

E720

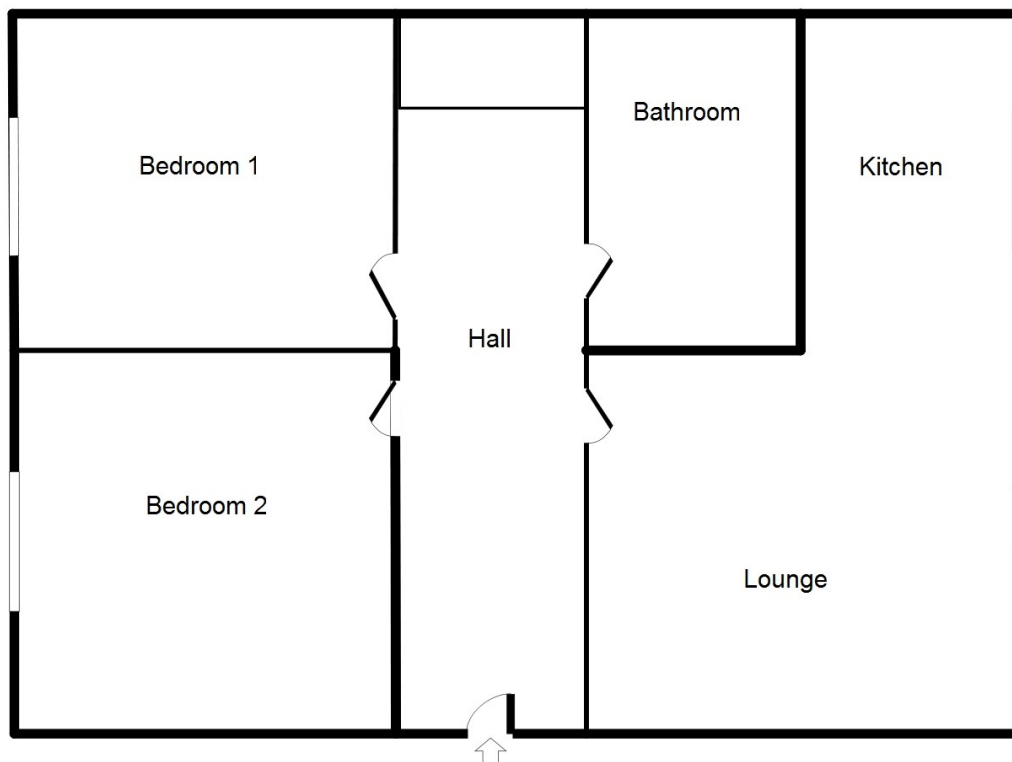
This two bedroom second floor flat is situated in the popular town of Elgin, just a short distance from all local amenities and local shops. With shared entrance into the block of flats and stairways leading up to the flat. In walk-in condition, this property offers spacious living with open plan modern kitchen and living room, two double bedrooms with built-in wardrobes and a family bathroom. Benefiting from gas central heating and double glazing throughout, this property would make an ideal first home or great investment purchase. A viewing is highly recommended.





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

- Kitchen 3.12m x 2.46m 10'3" x 8'1"
- Lounge 4.64m x 3.41m 15'3" x 11'2"
- Bedroom 1 3.23m x 2.98m 10'7" x 9'9"
- Bathroom 3.17m x 1.97m 10'5" x 6'6"
- Bedroom 2 3.23m x 2.91m 10'7" X 9'7"



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.