

CLUNY ESTATE AGENTS

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This beautifully presented two bedroom ground floor flat with garden is located in the heart of Elgin and would make an ideal first-time buy or investment purchase.

**GROUND FLOOR FLAT
TWO BEDROOMS
DRESSING ROOM
GARDEN WITH SHED
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£145,000**

E954

This beautifully presented two bedroom ground floor flat is situated in the heart of Elgin, within easy walking distance of the town centre and local amenities.

In walk-in condition, the accommodation comprises: Entrance hall, country style dining kitchen, living room with patio doors leading to the rear garden, master double bedroom with en suite bathroom including free-standing bath and separate walk-in shower, second bedroom with dressing room and access to the shower room. The property benefits from gas central heating and double glazing throughout.

There is an enclosed rear garden with timber shed and patio seating area with built-in raised border.

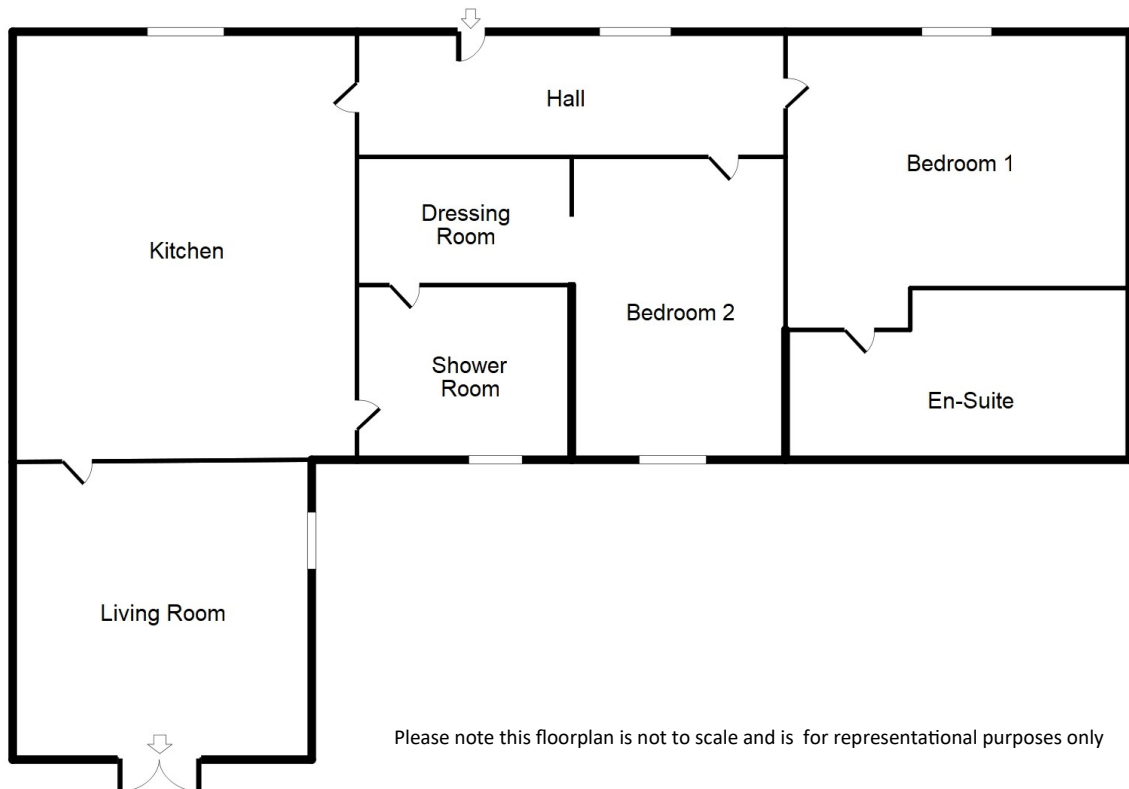
This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Kitchen 4.90m x 4.00m
- Lounge 3.91m x 3.81m
- Bedroom 1 4.00m x 3.37m
- En Suite 3.97m x 1.62m
- Bedroom 2 2.37m x 3.43m
- Dressing Room 2.45m x 1.56m
- Shower Room 2.49m x 1.84m



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.