

# CLUNY ESTATE AGENTS

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## Flat 1, 9 Commerce Street, Elgin IV30 1BS



This two bedroom top floor flat is in walk-in condition and is conveniently situated in the heart of Elgin, within easy walking distance of transport links and local amenities.

**TOP FLOOR FLAT  
TWO BEDROOMS  
OPEN PLAN KITCHEN/DINING/  
LIVING AREA  
ELECTRIC HEATING  
DOUBLE GLAZING  
EPC RATING E  
COUNCIL TAX BAND A  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£85,000**

E955

This two bedroom top floor flat is situated in the heart of Elgin, within easy walking distance of transport links and local amenities.

In walk-in condition, the accommodation comprises: Communal entrance and stairwell, stairs to landing and private door to flat, open plan kitchen/dining/living room, utility room, hallway, two double bedrooms and shower room.

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

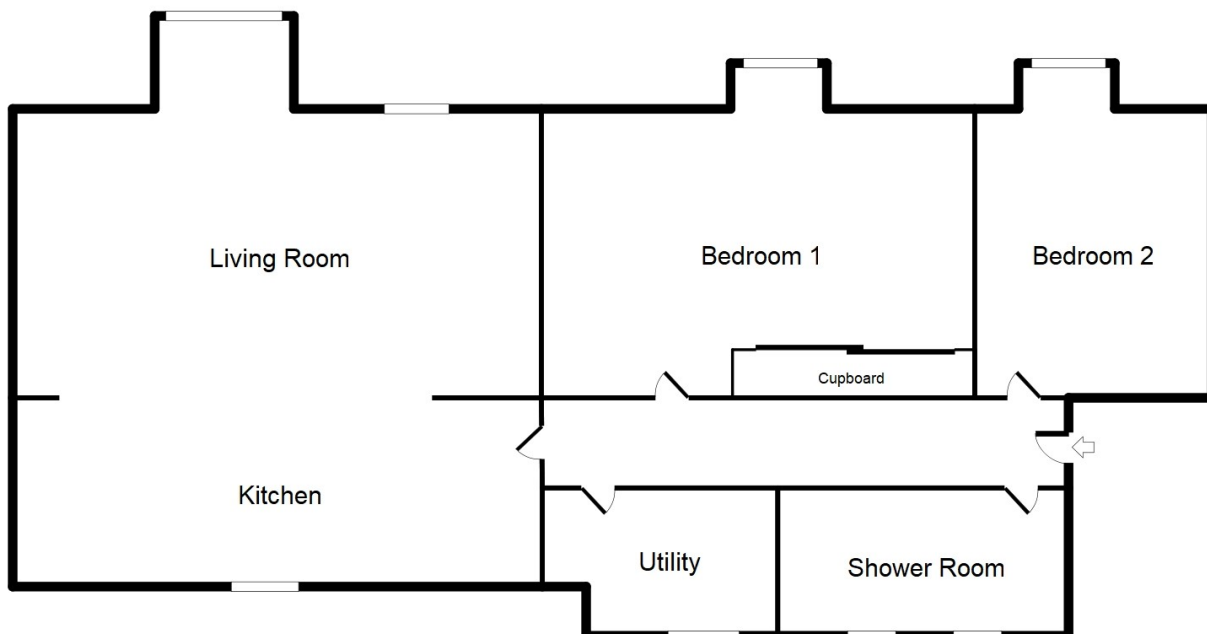






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen/Living Room 4.91m x 5.33m
- Utility 2.47m x 1.56m
- Bedroom 1 3.64m x 3.28m
- Shower Room 2.36m x 1.50m
- Bedroom 2 2.62m x 3.17m



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.