

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

## Craggan, Flat 1, 33 Maisondieu Road, Elgin IV30 1RB



This one bedroom ground floor flat with garage and garden is situated close to Elgin town centre and local amenities and would make an ideal first-time buy or investment purchase.

**GROUND FLOOR FLAT  
ONE BEDROOM  
LARGE GARDEN  
DRIVEWAY AND SINGLE GARAGE  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING D  
COUNCIL TAX BAND A  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£93,000**

E964

This one bedroom ground floor flat is situated in the heart of Elgin, just a short walk from local amenities and transport links.

In walk-in condition, the accommodation comprises: Private entrance and hallway, kitchen, living room, double bedroom and shower room. The property benefits from gas central heating and double glazing. The washing machine and fridge are included in the sale.

Outside is a private driveway, single garage and large private garden to the side and rear.

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



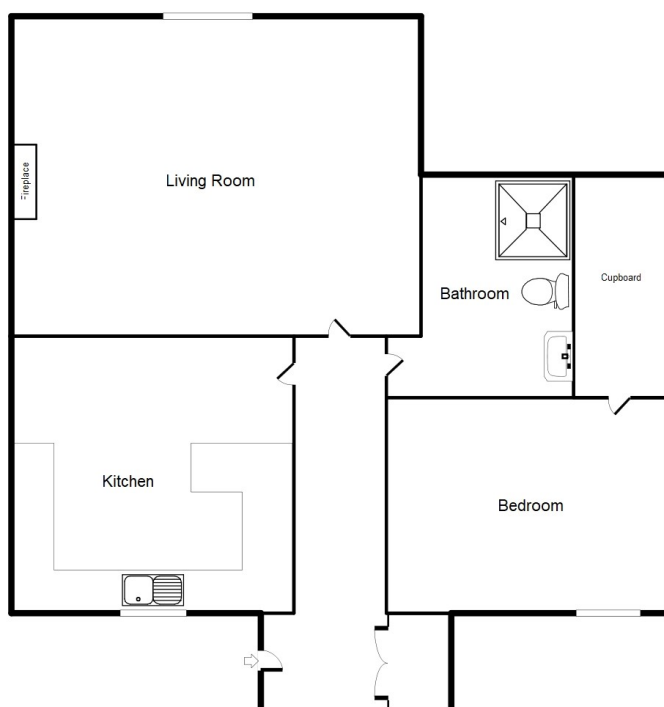




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- Kitchen 3.84m x 2.71m
- Lounge 4.45m x 4.00m
- Bedroom 1 3.24m x 2.60m
- Shower Room 2.33m x 1.45m



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.