



6 ST MARYS COURT ELGIN, IV30 1PX

£105,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this upgraded two-bedroom maisonette, set over the first and second floors, located within the highly desirable west end of Elgin.

Situated in the popular St Marys Court, this charming home is presented in true walk-in condition and offers well-balanced, low-maintenance accommodation ideal for first-time buyers, professionals, or investors alike.

The property features a bright and welcoming living room, enhanced by attractive feature panelling and a fireplace, creating a comfortable space for both relaxing and entertaining. The stylish newly fitted kitchen with breakfast bar and convenient kettle tap has been thoughtfully designed to maximise space and functionality, while the modern shower room adds to the home's contemporary appeal.

There are two well-proportioned bedrooms, both benefiting from fitted wardrobes, along with excellent additional storage including a cupboard and attic space. The maisonette further benefits from an allocated parking space, providing added convenience.

Ideally positioned, the property enjoys easy access to a wide range of local amenities, transport links, shops, and green spaces, offering a superb balance of convenience and tranquility in one of Elgin's most sought-after locations.

An excellent opportunity for those looking to take their first step onto the property ladder or for investors seeking to expand their portfolio, this attractive home is not to be missed.

**ARANCI
& FIRTH**
PROPERTY

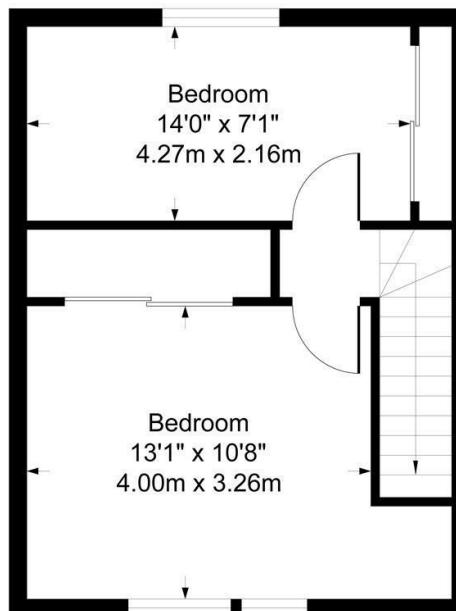
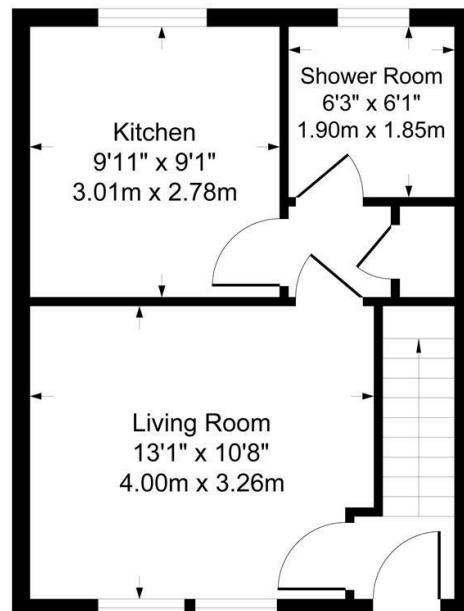
6 ST MARYS COURT

- Upgraded two-bedroom maisonette
- Sought-after west end location
- Walk-in condition throughout
- Living room with feature wall with fireplace
- Stylish newly fitted modern kitchen with kettle tap
- Contemporary new shower room
- Two bedrooms with fitted wardrobes
- Storage cupboard and attic space
- Allocated parking space
- Ideal first-time buy or investment





Approximate Gross Internal Area
649 sq ft - 60 sq m

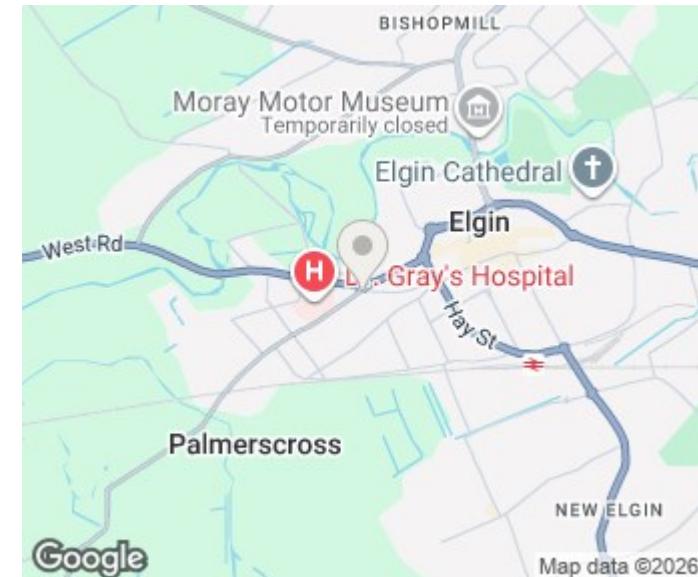


Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

EPC Rating: D **Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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