

# CLUNY ESTATE AGENTS

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## Flat 2, 233 High Street, Elgin IV30 1DJ



With a sitting tenant, this two bedroom top floor flat enjoys a convenient location right in the heart of Elgin, within easy walking distance of local amenities, and would make an ideal investment purchase.

TOP FLOOR FLAT  
CATEGORY C LISTED BUILDING  
TWO DOUBLE BEDROOMS  
HIGH HEAT RETENTION  
ELECTRIC HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND B  
EPC RATING C  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED

Offers Around  
£90,000

E1039

This two bedroom flat is situated on the second floor of a Category C Listed mid-terraced building right in the heart of Elgin, within easy walking distance of transport links and all local amenities.

The accommodation comprises: Shared entrance and stairs, landing and private door to hallway, living room, fitted kitchen, two double bedrooms and bathroom. The property benefits from newly installed high heat retention electric heating and double glazing.

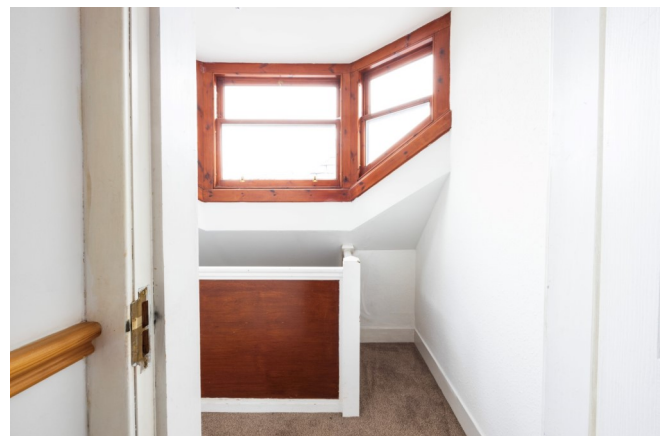
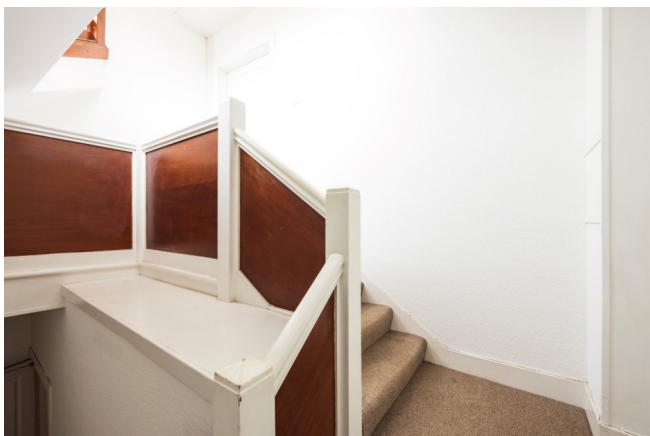
With a sitting tenant, this property achieves a current rent of £700 pcm, giving a return on investment of over 9% at the listed price. The property complies with current legislation for letting, with the relevant safety certificates in place. This would make an ideal investment purchase and we highly 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 4.39m x 2.33m
- Lounge 4.02m x 3.68m
- Bedroom 1 3.97m x 3.01m
- Bathroom 3.00m x 2.72m
- Bedroom 2 3.98m x 3.62m



**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.