

5 Thunderton Place, Elgin IV30 1BG

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This two bedroom ground floor flat is conveniently located in an established residential area, within easy reach of local amenities, and would make an ideal first-time buy or investment purchase.

**GROUND FLOOR FLAT
TWO BEDROOMS
GAS CENTRAL HEATING
DOUBLE GLAZING
COMMUNAL PARKING AREA
COMMUNAL GARDEN GROUNDS
COUNCIL TAX BAND B
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£90,000**

E1106

This purpose-built two bedroom ground floor flat forms part of a three storey block of six flats and is located in an established residential area of Elgin, convenient for all local amenities.

A communal hallway provides access to the accommodation, which is in good order and comprises: Entrance hallway, living room, kitchen, two bedrooms and a bathroom.

The property benefits from gas-fired central heating and double glazing.

There is a communal parking area and communal garden grounds to the front, side and rear of the property.

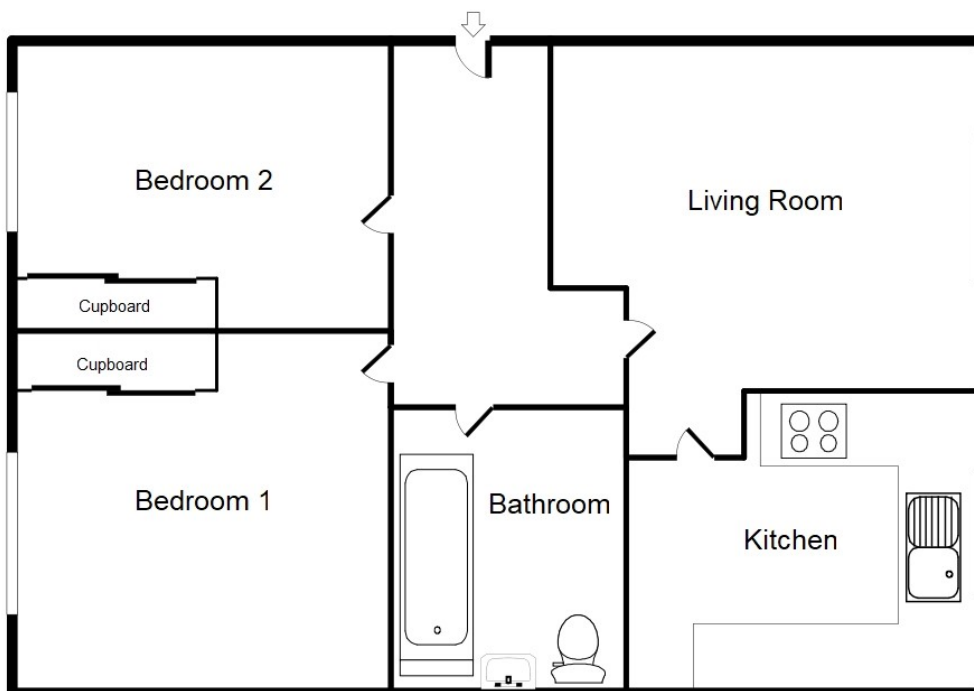
This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Kitchen 3.21m x 2.45m
- Lounge 4.36m x 4.21m
- Bedroom 1 3.15m x 3.12m
- Bathroom 2.29m x 1.80m
- Bedroom 2 3.15m x 2.33m



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.