

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

17 Blantyre Street, Elgin IV30 4DW



This two bedroom ground floor flat with private garden and off-street parking is located in an established residential area, close to local amenities and within easy reach of Elgin town centre.

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

**Offers Over
£115,000**

E1114

This two bedroom ground floor flat is located within a traditional stone and slate property in an established residential area, close to local amenities and within easy reach of Elgin town centre.

In move-in condition, the accommodation comprises: Hallway, living room, kitchen, two bedrooms and a shower room. The white goods in the kitchen are included in the sale. The property benefits from gas central heating and double glazing.

There is a private off-street parking area to the rear of the property, along with a private garden, which is mainly laid to lawn. There is ample outside storage provided by a block-built workshop with door to the garden as well as double door access onto a public pathway at the rear, and a further store is located underneath the external stairs.

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

The property is believed to be served by mains water and mains drainage.

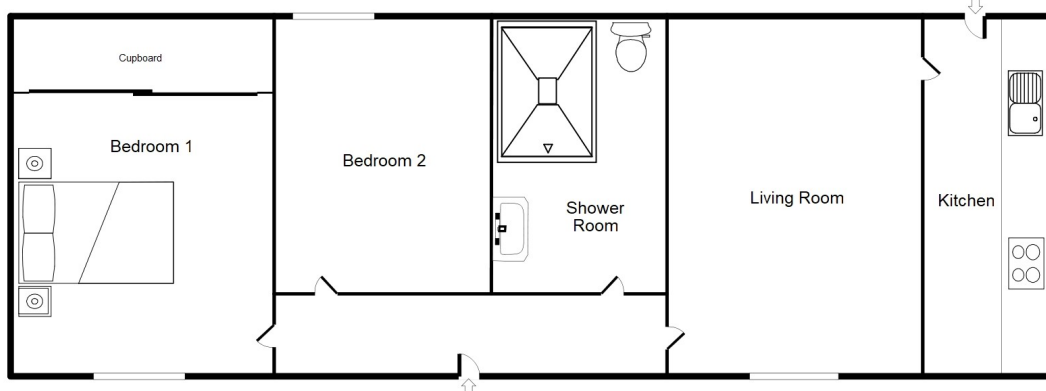




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 5.04m x 1.29m
- Lounge 4.29m x 3.31m
- Shower Room 2.90m x 1.52m

- Bedroom 1 3.62m x 3.03m
- Bedroom 2 3.07m x 2.05m



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.

