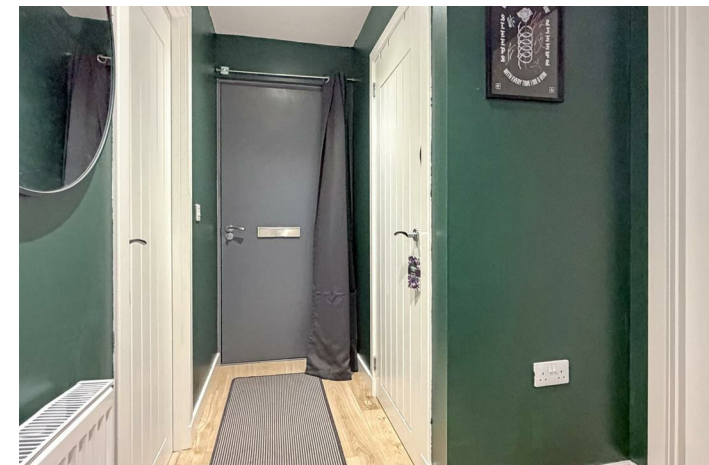




20 MOSSEND PLACE

ELGIN, IV30 6YB

£85,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this attractive one-bedroom flat, situated in the residential area of Mossend Place, Elgin. Offering bright and well-proportioned accommodation throughout, this property is an excellent opportunity for first-time buyers or buy-to-let investors.

The accommodation comprises a welcoming entrance hall leading to a spacious lounge, providing a comfortable space to relax or entertain. The well-appointed kitchen offers ample storage and workspace, whilst the generously sized bedroom provides a peaceful retreat with plenty of room for freestanding furniture. Completing the accommodation is a modern bathroom.

The property benefits from a convenient location, with a range of local amenities, supermarkets and transport links close by. Elgin's town centre is also within easy reach, offering an excellent selection of shops, cafés, restaurants and leisure facilities.

Whether you are taking your first step onto the property ladder, looking to downsize or seeking an investment opportunity, this delightful flat offers comfortable living in a convenient location.

Early viewing is highly recommended.

**ARANCI
& FIRTH**
PROPERTY

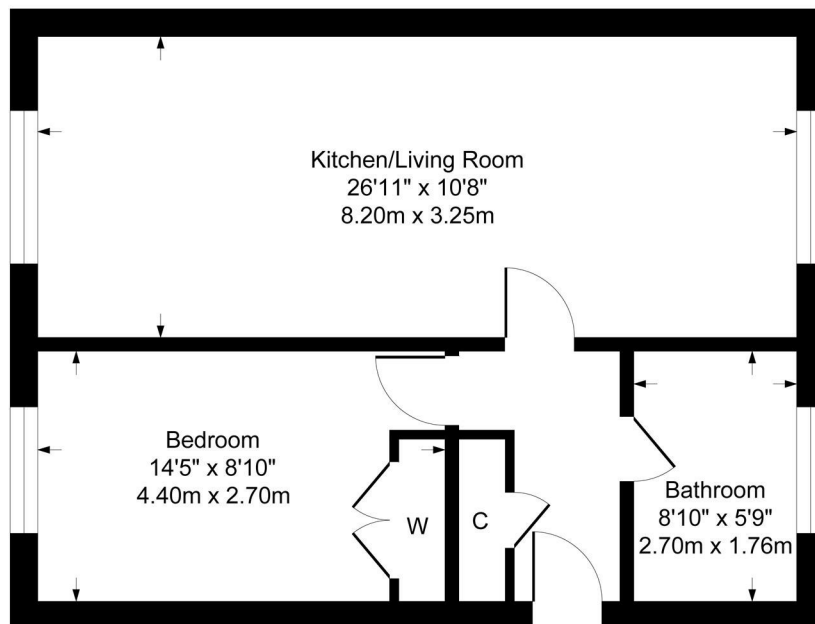
20 MOSSEND PLACE

- One-bedroom flat • Bright and spacious lounge
- Well-appointed kitchen • Generously sized bedroom
- Modern bathroom • Ideal first-time purchase
- Excellent buy-to-let opportunity • Popular residential location
- Close to local amenities and transport links
- Easy access to Elgin town centre





Approximate Gross Internal Area
538 sq ft - 50 sq m



First Floor

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: C 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.

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