

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

13 Cathedral Court, Elgin IV30 4BZ



This well presented one bedroom top floor flat is located within easy reach of Elgin town centre and local amenities and would make an ideal first-time buy or investment purchase.

**TOP FLOOR FLAT
ONE DOUBLE BEDROOM
ONE BEDROOM
SHARED PARKING AREA
ELECTRIC HEATING
DOUBLE GLAZING
COUNCIL TAX BAND A
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£72,000**

E1214

This one-bedroom flat enjoys an elevated position on the top floor of a purpose-built three storey block, within easy reach of historic Elgin Cathedral, Johnstons Woollen Mill, Cooper Park and Elgin town centre, as well as local amenities and transport links.

Recently redecorated, the well presented accommodation feels fresh and bright and is in good order throughout. Accessed via a communal stairwell, the living space features an entrance hallway, a bright living room which is semi-open plan to the fitted kitchen, a double bedroom and a bathroom. The property further benefits from double glazing and electric panel heaters.

Off-street parking is provided within a shared parking area.

Offering affordability combined with the convenience of apartment living, this would make a great opportunity for first-time buyers and will also appeal to investment purchasers. A satisfactory Electrical Installation Condition Report has recently been carried out and will give peace of mind to buyers. We highly recommend a viewing to fully appreciate this property.



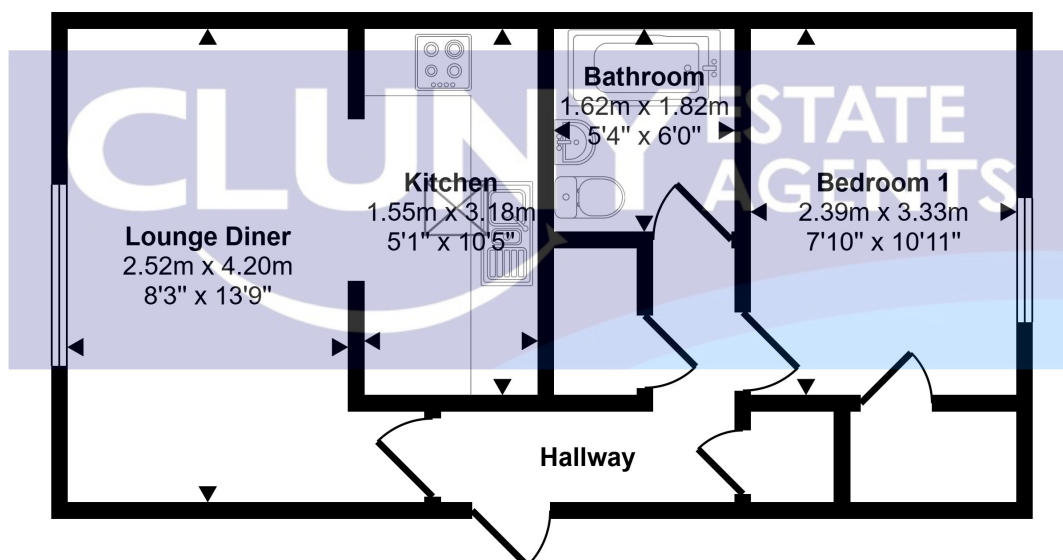


If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

- Lounge/Diner 2.52m x 4.20m
- Kitchen 1.55m x 3.18m
- Bedroom 2.39m x 3.33m
- Bathroom 1.62m x 1.82m



Approx Gross Internal Area
36 sq m / 390 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.