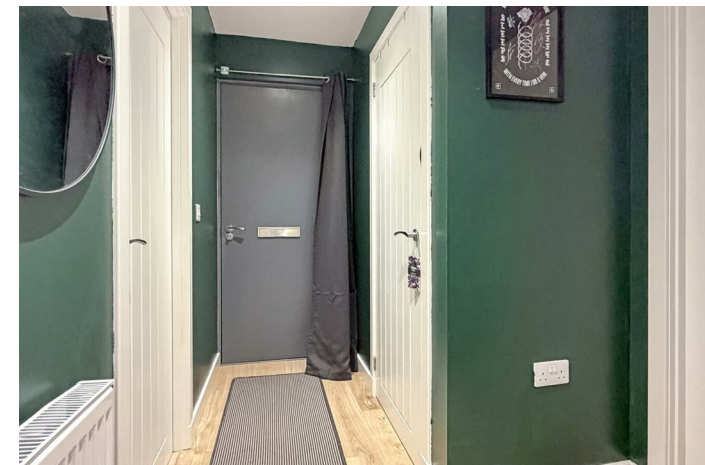




20 MOSSEND PLACE

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.

**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



Inclusions

Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

Location

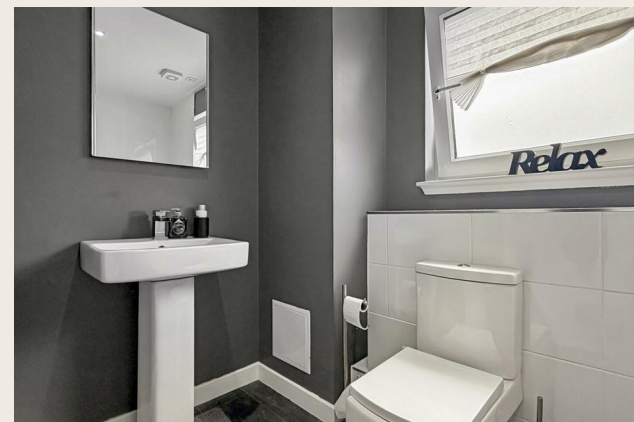
The city of Elgin which is a cathedral city and is situated on the A96, which gives a direct route to Aberdeen and Inverness. Elgin provides all the facilities one would expect with modern-day living. Excellent educational establishments are available locally including school and higher education along with the world-famous Gordonstoun School nearby. It boasts numerous leisure facilities including, health clubs, swimming pools and local golf courses. Banks, restaurants, cafés, bars, local shops, supermarkets, and national chain stores can be found in and around the city. The Moray Coast is within easy reach and has a choice of spectacular walks on pebbled and sandy beaches with an abundance of wildlife including ospreys, dolphins, seals, and whales often to be seen along this World Heritage coastline. The property's location is within easy of a variety of golf courses and Speyside, the heart of the Whisky Country.

Disclaimer

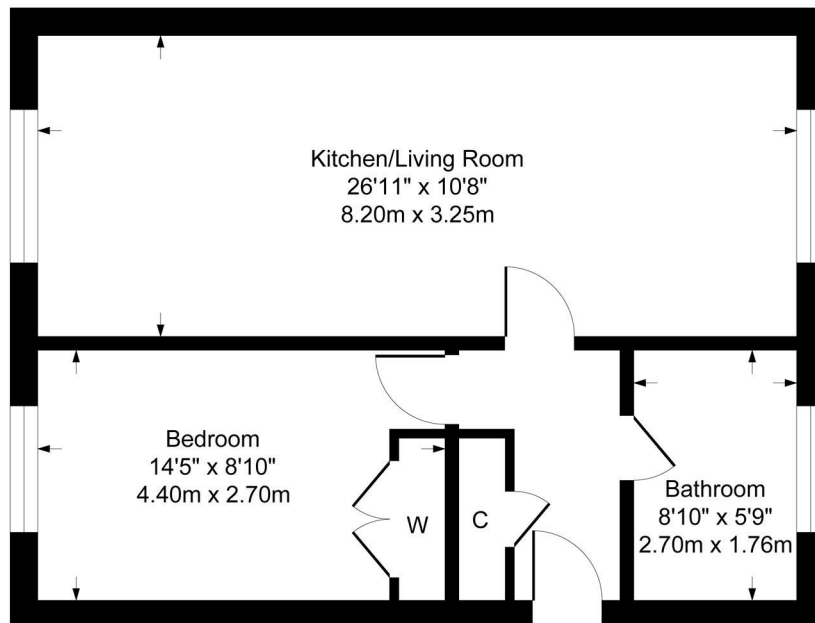
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by us. We recommend that purchasers arrange for a qualified

person to check all appliances/services before making a legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Photos may have been altered, enhanced or virtually staged for marketing purposes.

20 MOSSEND PLACE



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

Aranci & Firth
 Caledonian House 164 High Street
 Elgin
 Moray
 IV30 1BD

01343 553 977
 deena@aranci-firth.co.uk

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