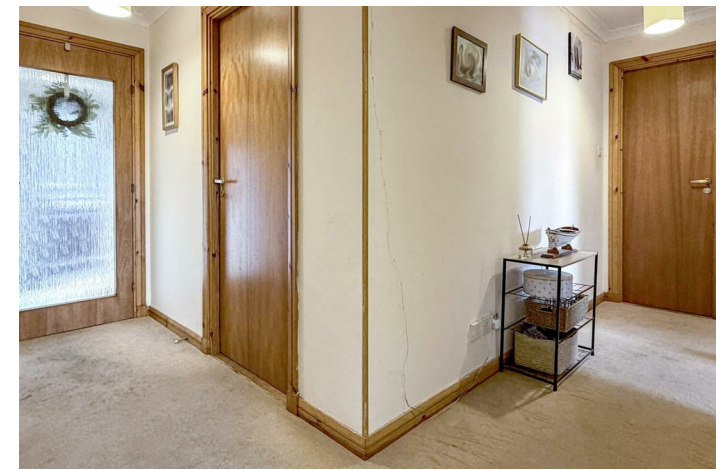




15 EEMINS PLACE

ELGIN, IV30 4PA

£135,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this well-proportioned two-bedroom main door ground floor apartment, situated within the popular Bishopmill area of Elgin.

The property offers comfortable accommodation, making it an ideal choice for a range of purchasers, including first-time buyers, those looking to downsize or investors.

The accommodation comprises a bright and welcoming lounge, providing a comfortable space to relax and unwind. The kitchen offers space for everyday cooking, while the two bedrooms provide flexible accommodation to suit individual requirements. A bathroom and two large storage cupboards completes the internal accommodation.

Outside to the rear you have a secure well sized private low maintenance garden with patio area and allocated resident and visitor parking to the front.

Situated within the popular Bishopmill area, the property benefits from convenient access to a range of local amenities, including shops, schools and recreational facilities. Elgin city centre is also within easy reach, offering a wider selection of shops, cafés, restaurants and leisure facilities.

Offering well-proportioned accommodation in a convenient and popular location, this property is sure to appeal to a variety of purchasers and early viewing is recommended.

**ARANCI
& FIRTH**
PROPERTY

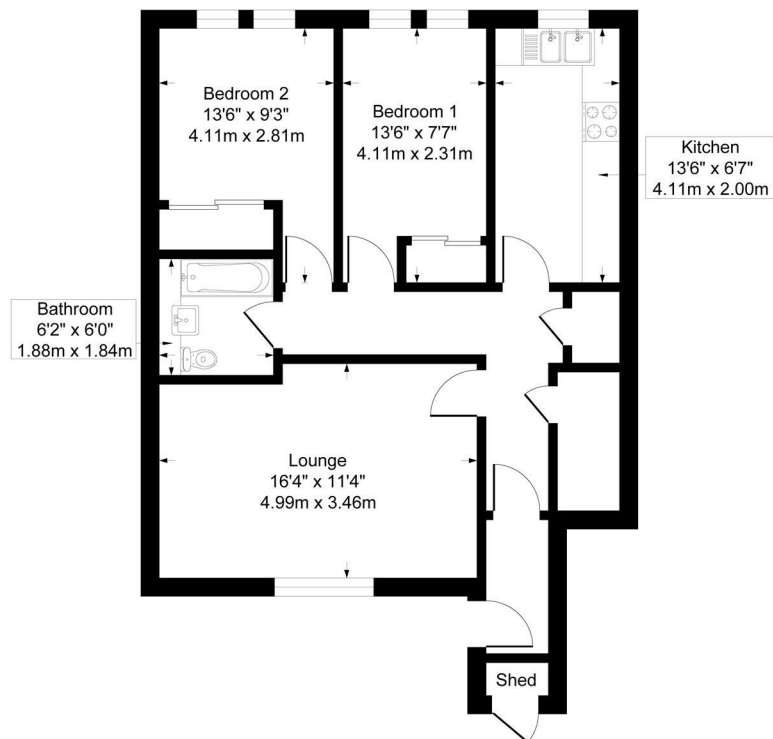
15 EEMINS PLACE

- Well-Proportioned Two-Bedroom Ground Floor Main Door Flat • Situated Within the Popular Bishopmill Area • Bright and Welcoming Lounge • Kitchen Ideal for Everyday Living • Two Well-Proportioned Bedrooms and Family Bathroom • New Windows and Doors • Would Suit a Variety of Buyers • Allocated Resident and Visitor Parking • Excellent Investment Potential • Convenient Access to Local Amenities and Elgin City Centre

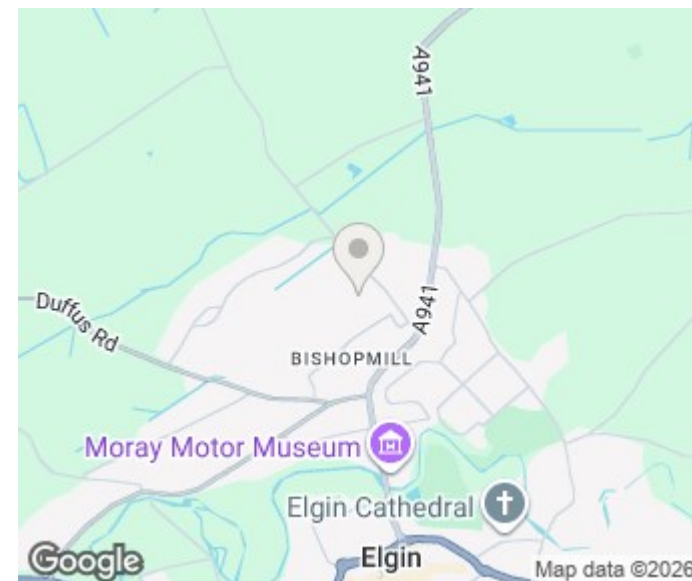




**Approximate Gross Internal Area
717 sq ft - 67 sq m**



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	78	78
(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: C

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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**ARANCI
& FIRTH**
PROPERTY