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## 12 Kingsmills Court, Elgin IV30 4EW



**This two bedroom ground floor flat is located in a purpose-built block of six flats, within easy reach of Elgin town centre and local amenities, and would make an ideal first-time buy or investment purchase.**

**GROUND FLOOR FLAT  
TWO DOUBLE BEDROOMS  
SHARED PARKING AREA  
ELECTRIC HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND B  
EPC RATING C  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£93,000**

E1189

This two bedroom ground floor flat is situated in a purpose-built block of six flats, within easy reach of Elgin town centre, local amenities and transport links.

In good order throughout, the property is accessed via a communal entrance and the accommodation comprises: Hallway, good sized living room, kitchen, two double bedrooms and a bathroom. The property benefits from double glazing and electric heating.

Outside the property is a shared off-street parking area and communal garden grounds.

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

A group buildings insurance policy applies to all flats within Kingsmills Court and this is renewed annually. This year's premium was around £170 per property and the policy is due for renewal at the end of May.



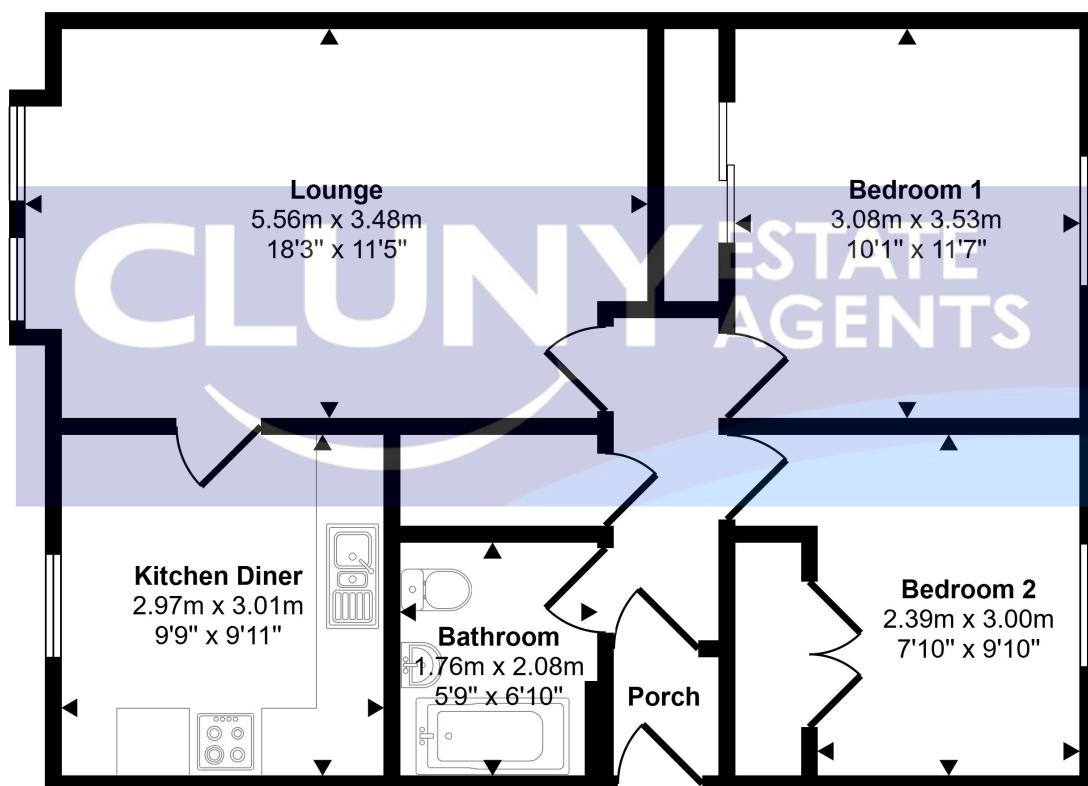


If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505

**CLUNY** ESTATE AGENTS

|               |               |
|---------------|---------------|
| • Living Room | 5.56m x 3.48m |
| • Kitchen     | 2.97m x 3.01m |
| • Bedroom 1   | 3.08m x 3.53m |
| • Bedroom 2   | 2.39m x 3.00m |
| • Bathroom    | 1.76m x 2.08m |

Approx Gross Internal Area  
62 sq m / 664 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.