



6A ABBEY STREET

ELGIN, IV30 1DA

£140,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this spacious three-bedroom first and second floor flat, ideally situated within easy reach of the centre of Elgin and a wide range of local amenities.

The property offers generous and versatile accommodation arranged over two levels. On the first floor, the bright and welcoming living room, with cosy open fire and dual aspect windows provides a comfortable space to relax and unwind. The kitchen/diner offers ample room for both everyday living and dining, while the family bathroom and one well-proportioned bedroom complete this level.

A staircase leads to the upper floor, where there are two further generously sized bedrooms, providing flexible accommodation which could suit a variety of purchasers.

Externally, the property benefits from mutual garden grounds to the rear, laid mainly to grass and complemented by mature trees and flowerbeds, providing an attractive outdoor space to enjoy.

Conveniently located within the heart of Elgin, the property is within easy reach of a variety of shops, cafés, schools and leisure facilities, as well as transport links.

Offering spacious accommodation over two levels and a convenient location, this property would make an excellent home for a range of purchasers and early viewing is recommended.

**ARANCI
& FIRTH**
PROPERTY

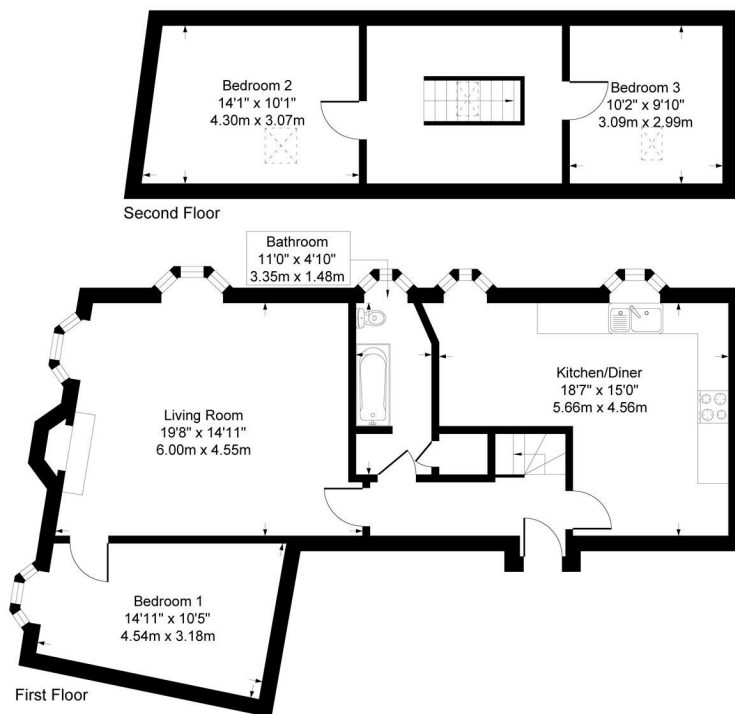
6A ABBEY STREET

- Spacious Three-Bedroom First and Second Floor Flat
- Generous Accommodation Arranged Over Two Levels
- Bright and Welcoming Living Room with cosy open fire and dual aspect windows
- Kitchen/Diner Ideal for Everyday Living
- Three Well-Proportioned Bedrooms
- Flexible Accommodation to Suit a Variety of Purchasers
- Family Bathroom with storage
- Mutual Garden Grounds to the Rear
- Convenient Location in Elgin with Easy Access to Local Amenities

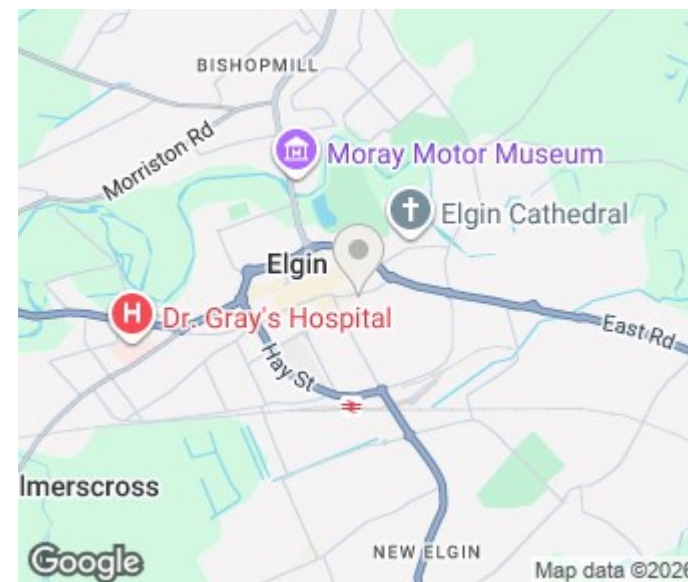




Approximate Gross Internal Area
1168 sq ft - 109 sq m



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		
(55-68) D	57	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: B

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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