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## 3 Carnegie Court, Elgin IV30 8BF

**REDUCED: £10,000 BELOW VALUATION**



This modern two bedroom first floor flat is located in a residential area of Elgin, within easy reach of local amenities and transport links, and would make an ideal first-time buy or investment purchase.

FIRST FLOOR FLAT  
TWO BEDROOMS  
BALCONY  
COMMUNAL GARDEN GROUNDS  
SHARED PARKING AREA  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND C  
EPC RATING B  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED

Offers Over  
£205,000

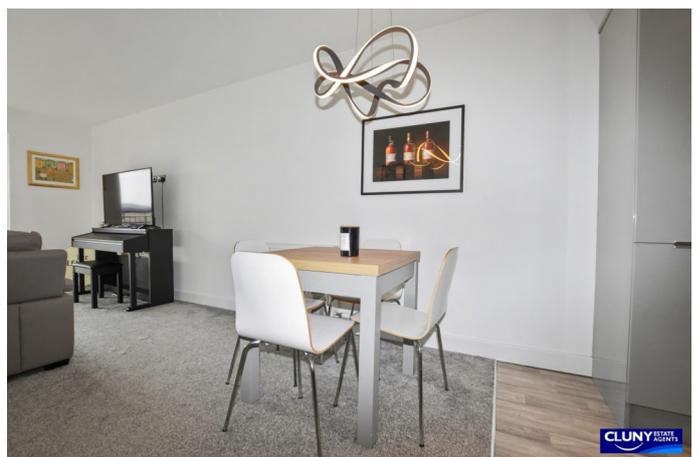
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This modern two bedroom purpose-built first floor flat offering modern, open plan living, is located within a block of four properties in a residential development, just a short distance from Elgin town centre, transport links and local amenities.

In walk-in condition, the accommodation is well presented throughout and comprises: Private entrance and stairs to the first floor, landing, open plan living room/diner with balcony area, modern fitted kitchen, main bedroom with walk-in wardrobe and en suite shower room, second bedroom with built-in wardrobe and a bathroom with separate walk-in shower. The property benefits from gas central heating, double glazing and ample storage throughout.

Outside the property are communal garden grounds and a shared parking area. This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.

Factoring fees of around £21 per month are payable for maintenance of the communal areas.

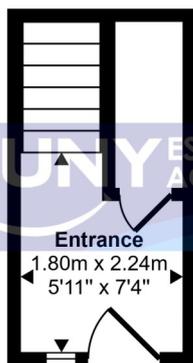
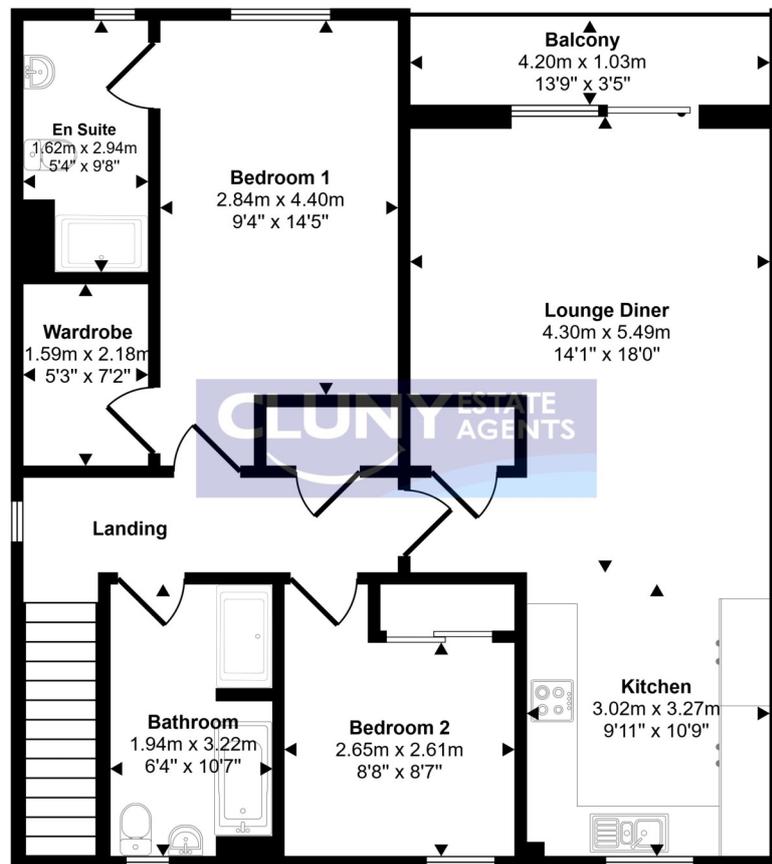




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Lounge/Diner 4.30m x 5.49m
- Balcony 4.20m x 1.03m
- Kitchen 3.02m x 3.27m
- Bedroom 1 2.84m x 4.40m

- En Suite 1.62m x 2.94m
- Wardrobe 1.59m x 2.18m
- Bedroom 2 2.65m x 2.61m
- Bathroom 1.94m x 3.22m



**Ground Floor**  
Approx 7 sq m / 72 sq ft

**First Floor**  
Approx 85 sq m / 919 sq ft

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.

