

Flat 6, Elgin, IV30 1BJ

Available From 01/09/2023

**£550 PCM**

**Deposit Required £825**

### Features

- Double Glazing
- Gas Central Heating
- High Street Location
- STRICTLY NO PETS & NO SMOKERS
- Landlord Registration  
477669/300/05371
- Letting Agents  
Registration LARN1812025



**Unfurnished Modern 1 Bedroom First Floor Flat**  
**STRICTLY NO PETS & NO SMOKERS**

Shared Entrance Door in to Block with a shared Staircase up to the Flat itself  
Hallway, Lounge, Kitchen, Bedroom & Shower Room with newly fitted shower cubicle enclosure  
Integrated hob & oven, space to accommodate a washing machine & fridge freezer

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Council Tax

**Currently Band B**