

10 Alba Place, Bishopmill  
Elgin, IV30 4JN

Available From 06/09/2024



Subject to Application please email [info@gpc-elgin.co.uk](mailto:info@gpc-elgin.co.uk) for an Application Form  
No Pets & No Smokers  
2 Bedroom Unfurnished End Terraced House

Hallway with under stair storage cupboard & Cloakroom WC, Open Plan Style Lounge & Kitchen with Breakfast Bar Seating Area & Integrated Hob, Oven & Overhead Extractor Hood, space to accommodate

First Floor Landing, 2 Bedrooms with Built-in Cupboards & 3rd Bedroom with Built-in Single Bed with Storage Space beneath Gravelled Garden to the Rear with a Rotating Washing Line Integral Store which houses the Gas Boiler

**£775 PCM**

**Deposit Required £1,163**

### Features

- No Pets & No Smokers
- Double Glazing
- Gas Central Heating
- Front Garden
- Gravelled Garden to the Rear with a Rotating Washing Line
- Letting Agents Registration LARN1812025
- Landlord Registration 21053/300/26451

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

### Council Tax

**Band B**