

**Flat 5, Elgin, IV30 1BJ**

**Available From 24/10/2025**

**£600 PCM**

**Deposit Required £900**

### Features

- STRICTLY NO PETS & NO SMOKERS
- Double Glazing
- Gas Central Heating
- Secure Communal Entrance Door
- Private Entrance Door
- Letting Agent  
Registration LARN1812025
- Landlord Registration  
513509/300/04122

### EPC

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 79      | 79        |
| (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

**Band B**



**Unfurnished Modern Ground Floor Flat**  
**STRICTLY NO PETS & NO SMOKERS**

Hallway, Lounge with good sized built-in cupboard which houses the boiler, Kitchen with integrated hob & oven & space to accommodate a fridge freezer & washing machine, Bedroom with built-in wardrobes with sliding mirrored doors & a Bathroom