

CLUNY ESTATE AGENTS

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34 Coulardhill, Lossiemouth IV31 6LB



This well presented three bedroom mid-terraced property with driveway and garden is situated in an established residential area, within easy reach of the beach and local amenities.

**MID-TERRACED HOUSE
THREE DOUBLE BEDROOMS
LOW MAINTENANCE FRONT AND
REAR GARDENS
DRIVEWAY
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£175,000**

E1082

This freehold three bedroom mid-terrace house is situated in an established residential area of Lossiemouth, within easy reach of the beach and local amenities.

In walk-in condition, the well presented accommodation comprises: Entrance hall, living room, modern kitchen, separate dining room with patio doors to the rear garden, two double bedrooms with built-in wardrobes, a further double bedroom with mirrored wardrobes, currently used as a dressing room, and a family bathroom.

With gas central heating and double glazing, the property also benefits from a driveway and low maintenance gardens to the front and rear, with a timber shed. This would make an ideal first-time buy or family home and we highly recommend a viewing.

Currently there is Talk Talk fibre broadband providing a speed of around 150Mb.







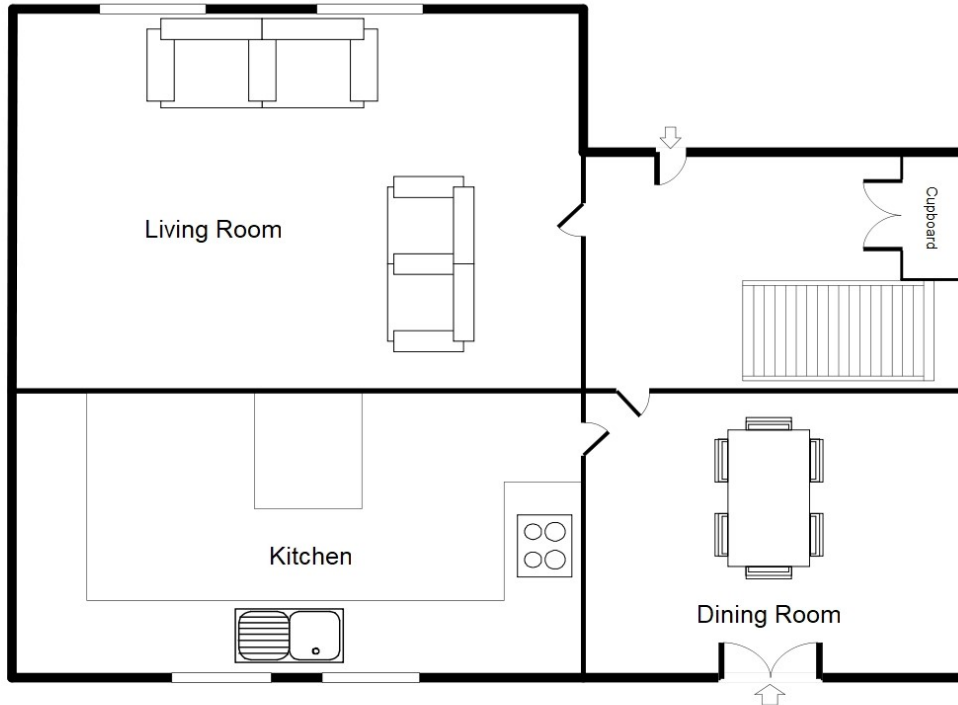




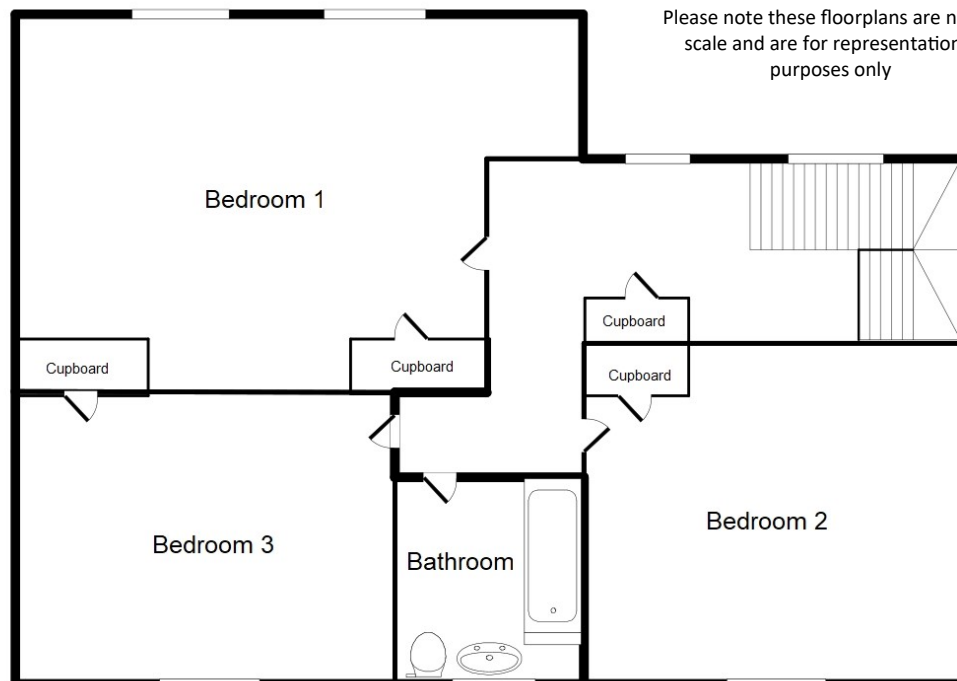


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Hallway 2.08m x 2.80m
- Lounge 4.72m x 3.65m
- Dining Room 3.83m x 2.93m
- Kitchen 2.82m x 4.5m
- Bedroom 1 3.28m x 4.73m
- Bedroom 2 2.99m x 3.61m
- Bathroom 1.86m x 1.70m
- Bedroom 3 2.95m x 2.94m



Please note these floorplans are not to scale and are for representational purposes only



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.