

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

46 Bruceland Road, Elgin IV30 1SF

REDUCED PRICE: £5000 BELOW VALUATION



This one bedroom end-terraced bungalow with wrap-around garden is located in the sought after West End of Elgin and would make an ideal first-time buy, investment purchase or retirement property.

**END-TERRACED BUNGALOW
ONE DOUBLE BEDROOM
WRAP-AROUND GARDEN WITH
TIMBER SHED
PRIVATE DRIVEWAY
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND A
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Reduced
£115,000**

E1061

This one bedroom end-terraced bungalow is situated in the sought-after West End of Elgin, within easy reach of Dr Gray's Hospital, Elgin town centre and local amenities.

In good order throughout, the accommodation comprises: Entrance vestibule, hallway, living room, kitchen, rear vestibule, double bedroom and shower room. The property benefits from gas central heating and double glazing.

Surrounded by a wrap-around garden, this would make an ideal first-time buy, investment purchase or retirement property and we highly recommend a viewing.

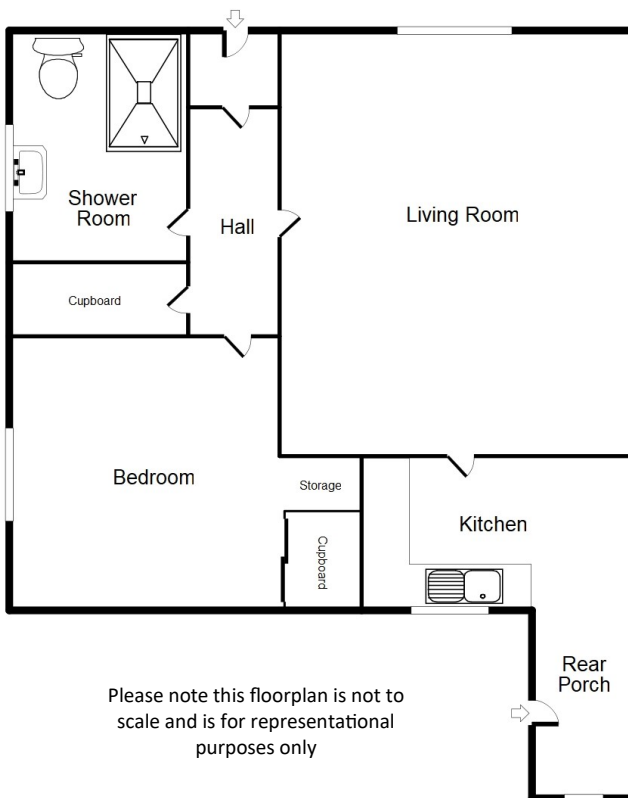




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Front vestibule
- Rear vestibule
- Kitchen
- Living Room
- Bedroom
- Shower Room
- Store/Hallway

1.06m x 1.33m
 2.1m x 1.25m
 3.29m x 1.99m
 4.8m x 3.91m
 2.86m x 3.46m
 2,52m x 1.68m
 0.8m x 1.66m



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.