

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

4 Murray Street, New Elgin IV30 6DT



This three bedroom semi-detached house with driveway and garden is situated in an established residential area of New Elgin and would make an ideal family home, first-time buy or investment purchase.

**SEMI-DETACHED HOUSE
THREE BEDROOMS
FRONT, SIDE AND REAR
GARDENS WITH OUTBUILDING
PRIVATE DRIVEWAY
GAS-FIRED CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£140,000**

E1068

This three bedroom semi-detached house is situated in an established residential area of New Elgin, within easy reach of local amenities and Elgin town centre.

The accommodation is in good order and comprises: Entrance hallway, newly fitted dining kitchen, living room with gas fire. Upstairs is a landing, two double bedrooms, one single bedroom and a shower room. The property benefits from gas central heating, double glazing and recently added external wall insulation.

To the front of the property is a tarmac driveway providing off-street parking. There are good sized low maintenance garden areas to the front, side and rear of the property, and a brick-built outbuilding with power and light.

This would make an ideal first-time buy, family home or investment purchase and we highly recommend a viewing.

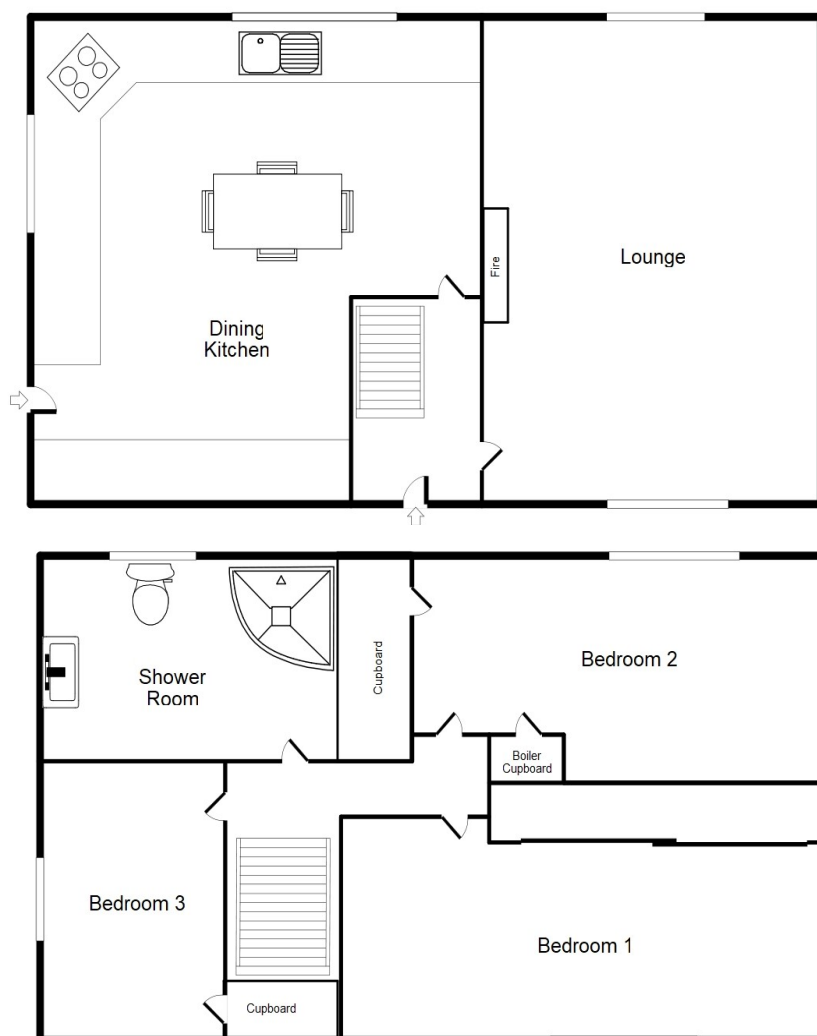




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Lounge 3.22m x 5.47m
- Kitchen 3.68m x 5.34m
- Shower Room 2.69m x 1.66m

- Bedroom 1 4.21m x 2.34m
- Bedroom 2 4.39m x 2.40m
- Bedroom 3 1.83m x 3.73m



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.