

5 Thunderton Place, Elgin IV30 1BG



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42 Birkenhill Place, Elgin IV30 6EX



This two bedroom mid-terraced house with driveway and front and rear gardens is situated within easy reach of local amenities and would make an ideal first-time buy or investment purchase.

**MID-TERRACED HOUSE
TWO DOUBLE BEDROOMS
FRONT AND REAR GARDENS
WITH STORE
DRIVEWAY
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£130,000**

E1059

This two bedroom mid-terraced house is situated in an established residential area of Elgin, within easy access of local amenities and just a short distance from Elgin town centre.

In move-in condition, the accommodation comprises: Good sized living room with stairs to the first floor, modern fitted kitchen with integrated washing machine and fridge freezer and dining area off, and a door to the rear garden. To the first floor is a landing with two storage cupboards, one containing the hot water tank, two double bedrooms, one with built-in wardrobe, and a bathroom. The property benefits from gas central heating and double glazing.

To the front of the property is a low maintenance garden area, while to the rear is a drying area, loc-bloc driveway and store.

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

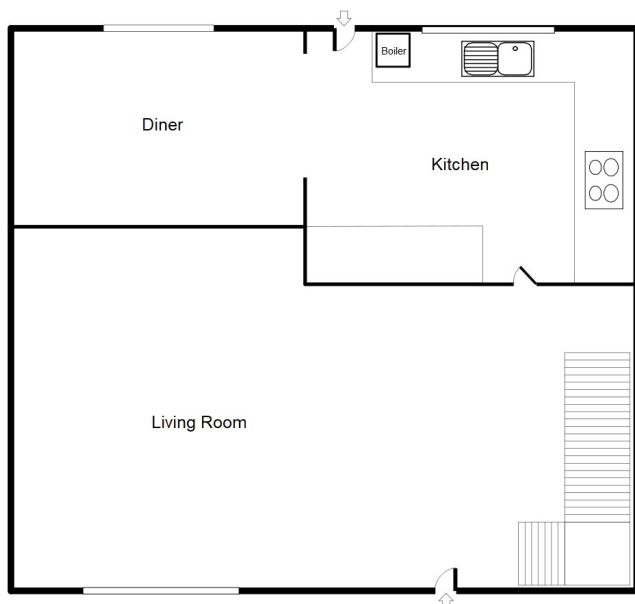




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Lounge 5.99m x 4.23m
- Kitchen 2.69m x 3.62m
- Diner 2.27m x 2.27m

- Bathroom 2.64m x 2.3m
- Bedroom 1 3.2m x 4.68m
- Bedroom 2 3.23m x 3.28m



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.