

CLUNY ESTATE AGENTS

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14 Longmoor Crescent, Elgin IV30 4HE



This two bedroom semi-detached house with garden is situated in an established residential area, within easy reach of local amenities and Elgin town centre, and would make an ideal first-time buy or investment purchase.

SEMI-DETACHED HOUSE
TWO DOUBLE BEDROOMS
GARDENS TO FRONT, SIDE AND REAR
DOUBLE GLAZING
GAS CENTRAL HEATING
COUNCIL TAX BAND B
EPC RATING C
FREEHOLD
NO CHAIN
VIEWING HIGHLY RECOMMENDED

Offers Around
£128,000

E1070

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

The accommodation comprises: Hallway, living room, shower room and kitchen. To the first floor are a landing, two double bedrooms and a family bathroom. The property benefits from gas central heating and double glazing.

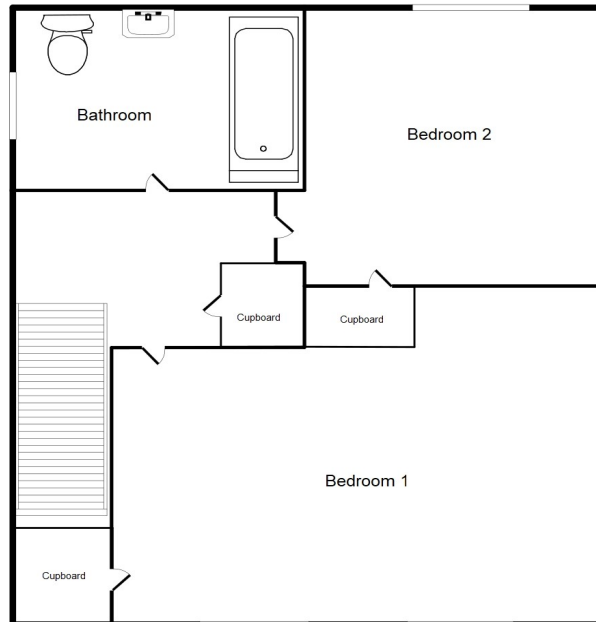
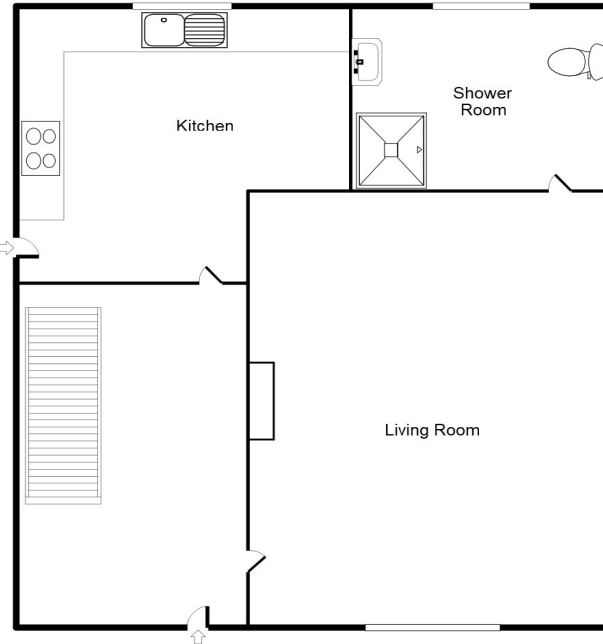
With good sized low maintenance garden areas to the front, side and rear of the property, this would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Hall 2.53m x 3.35m
- Lounge 4.96m x 3.19m
- Kitchen 3.21m x 3.14m
- Shower Room 1.5m x 2.46m
- Bathroom 1.54m x 2.49m
- Bedroom 1 4.75m x 2.99m
- Bedroom 2 2.97m x 3.23m



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.