

CLUNY ESTATE AGENTS

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77 Land Street, New Elgin,
Elgin IV30 6BN

REDUCED: £5000 BELOW VALUATION



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

SEMI-DETACHED HOUSE
TWO DOUBLE BEDROOMS
FRONT AND REAR GARDENS
SHED AND GREENHOUSE
DRIVEWAY AND DETACHED
GARAGE
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Offers Around
£150,000

E1080

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

In good order throughout, the accommodation comprises: Entrance vestibule, spacious living room with fireplace and storage cupboard, fitted kitchen with integrated fridge/freezer and door to the rear garden. Upstairs are two double bedrooms, one with built-in cupboard, and a shower room.

With gas central heating and double glazing, the property sits on a good sized corner plot with private driveway, detached garage, a greenhouse and a block-built store, with low maintenance garden grounds to the front and rear.

This would make an ideal family home or investment purchase and we highly recommend a viewing.







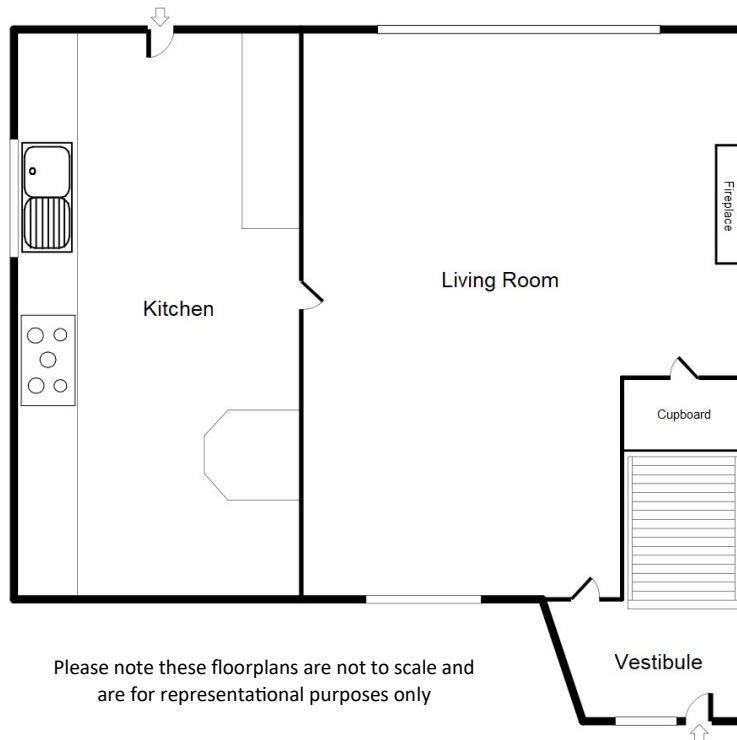






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 4.95m x 1.94m
- Lounge 3.51m x 5.16m
- Vestibule 1.92m x 1.23m
- Bathroom 2.05m x 1.68m
- Bedroom 1 4.91m x 2.49m
- Bedroom 2 3.72m x 2.62m
- Garage 6.00m x 3.00m



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.