

CLUNY ESTATE AGENTS

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36 Bruce Land Road Elgin IV30 1SF



This two bedroom end-terraced bungalow occupies a spacious corner plot with ample off-street parking in the West End of Elgin and would make an ideal first-time buy, investment purchase or retirement property.

**END-TERRACED BUNGALOW
TWO DOUBLE BEDROOMS
CORNER PLOT WITH DRIVEWAY
AND GARAGE
GARDEN WITH TIMBER SHED
AND SUMMER HOUSE
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£150,000**

E1085

This freehold two bedroom end-terraced bungalow is situated on a spacious corner plot in an established residential area in the sought after West End of Elgin, ideally situated for Dr Gray's Hospital and just a short distance from Elgin town centre and local amenities.

In walk-in condition, the accommodation has recently been refurbished throughout and comprises: Hallway, living room, two double bedrooms, one with built-in storage cupboard, kitchen and shower room. The property benefits from gas central heating and double glazing.

There are garden grounds to the front, side and rear of the property, with two private driveways, large timber shed and summer house with integrated storage shed.

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**



- Living Room 3.84m x 4.67m
- Kitchen 3.26m x 2.66m
- Bedroom 1 3.41m x 3.38m
- Bedroom 2 3.35m x 2.80m
- Bathroom 1.67m x 2.15m
- Summerhouse 2.71m x 2.71m

Please note this floorplan is not to scale and is 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.

