

# CLUNY ESTATE AGENTS

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## 46 Mossmill Park, Mosstodloch IV32 7JY



This end-terraced house with garden, driveway and single garage is in need of renovation throughout and offers lots of potential to make an ideal first-time buy or investment purchase.

**END-TERRACED HOUSE  
TWO BEDROOMS  
FRONT AND REAR GARDENS  
DRIVEWAY AND SINGLE  
GARAGE  
DOUBLE GLAZING  
HEATING VIA LIVING ROOM  
STOVE  
COUNCIL TAX BAND B  
EPC RATING E  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£80,000**

**E1077**

This freehold end-terraced house is situated in an established residential area of Mosstodloch, within easy reach of local amenities and just a few miles from Elgin.

In need of renovation throughout, the property comprises: Entrance vestibule, living room, kitchen, two bedrooms and a shower room. The property has double glazing and heating is currently provided via a stove located in the living room.

To the front of the property is a garden area and driveway leading to the single garage, which has been modified with a timber frontage and pedestrian access door. To the rear is a low maintenance garden with lovely views over the surrounding fields, and a storage area to the side of the garage

Offering plenty of potential, this property 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**



- Vestibule 1.10m x 1.17m
- Lounge 5.15m x 3.64m
- Kitchen 3.63m x 3.53m
- Bedroom 1 3.04m x 2.65m
- Shower Room 2.01m x 1.67m
- Bedroom 2 3.67m x 2.45m



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.

