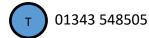
## CLUNY ESTATE AGENTS

5 Thunderton Place, Elgin IV30 1BG







## 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.





















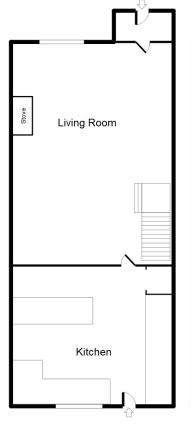
If you are thinking of selling your property, we would be delighted to offer a free valuation Please contact us on 01343 548505

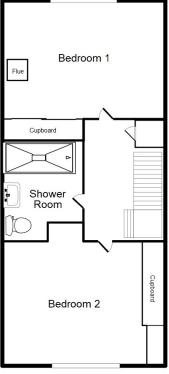
Vestibule 1.10m x 1.17m
 Lounge 5.15m x 3.64m
 Kitchen 3.63m x 3.53m
 Bedroom 1 3.04m x 2.65m
 Shower Room 2 2.01m x 1.67m
 Bedroom 2 3.67m x 2.45m















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.







