

5 Thunderton Place, Elgin IV30 1BG



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114 High Street, Rothes, Aberlour AB38 7AY



This two bedroom end-terraced house with garden is situated in the heart of the Speyside town of Rothes and would make an ideal first-time buy or investment purchase.

**END-TERRACED HOUSE
TWO DOUBLE BEDROOMS
REAR GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND A
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Valuation:
£78,000**

E1094

This two bedroom end-terraced house is situated in a residential area in the heart of the Speyside town of Rothes, within easy reach of local amenities.

In need of full renovation, the accommodation comprises: Entrance hall, kitchen with door to the rear garden, spacious living room with electric fire, two double bedrooms both with built-in cupboards, and a bathroom. The property benefits from gas central heating and double glazing

To the rear is an enclosed private garden with raised decked area. On-street parking is available behind the property and accessed via a garden gate.

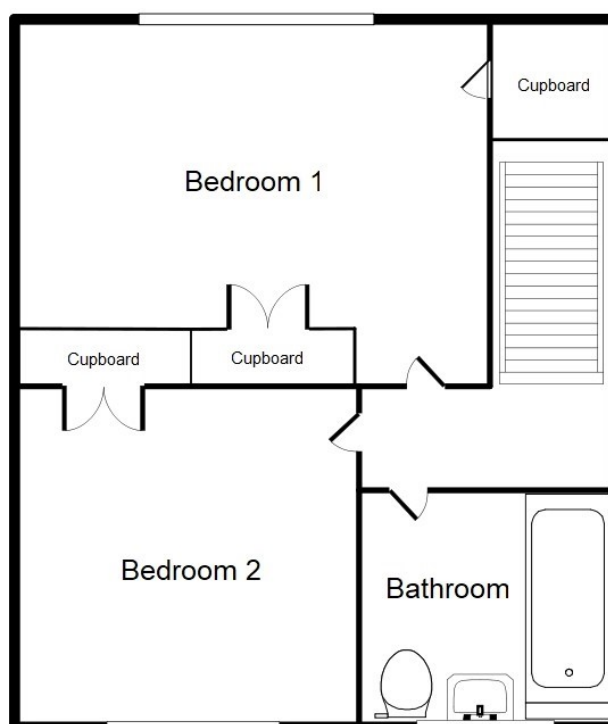
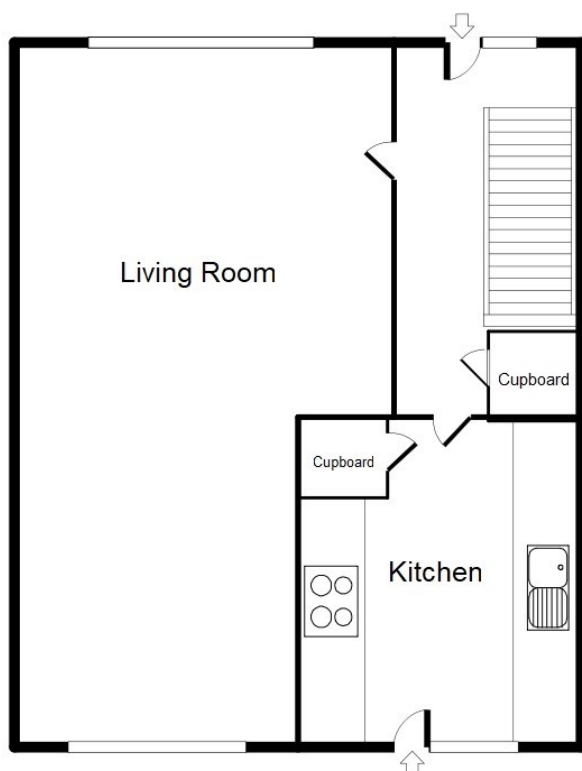
Offering plenty of potential, this property would make an ideal investment purchase or first time buy and a viewing is highly recommended.





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

- Kitchen 3.11m x 2.82m
- Lounge 6.69m x 3.29m
- Bedroom 1 4.32m x 2.90m
- Bathroom 1.95m x 1.69m
- Bedroom 2 3.32m x 3.06m



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.