

CLUNY ESTATE AGENTS

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8 Castle Street, Findochty Banff AB56 4RF



This large stone-built detached property has been split into two self-contained flats but could be reinstated as a single dwelling

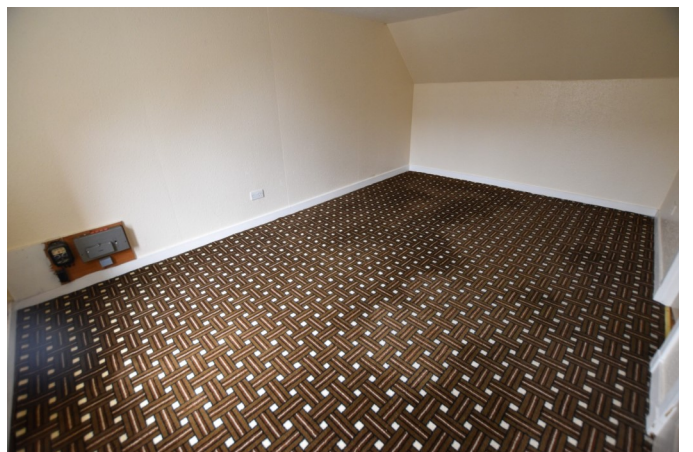
**STONE-BUILT DETACHED PROPERTY
SPLIT INTO TWO SELF-CONTAINED
FLATS
TWO BEDROOM FLAT PLUS ONE
BEDROOM FLAT ABOVE
POTENTIAL TO REINSTATE TO
SINGLE DWELLING
LARGE ENCLOSED REAR GARDEN
GAS CENTRAL HEATING TO GROUND
FLOOR
EPC RATING E
COUNCIL TAX BAND C
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£150,000**

E727

This large detached property has been split into two properties, with a one bedroom flat above the main two bedroom house below. The house sits in a large enclosed garden with side gate leading to the footpath at the front, where there is on-street parking. With gas central heating and secondary double glazing to the ground floor, this property could benefit from some modernising in areas but retains many of its original features. This property would be ideal for an 'investment landlord' with its current long-term tenant or with vacant possession. The picturesque seaside town has amenities close by with beach walks. A viewing is highly recommended to see the potential this house has to offer.





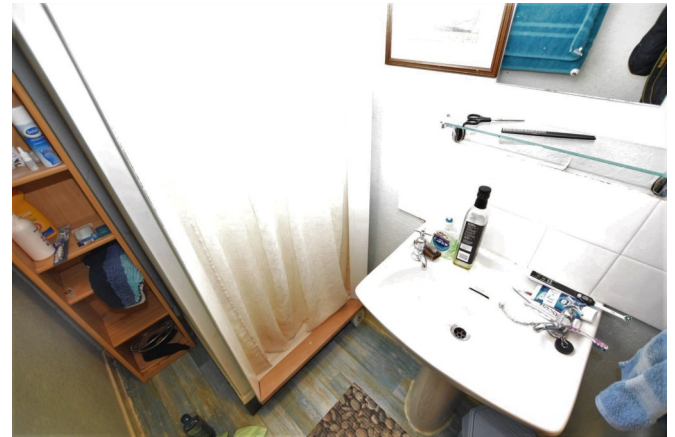
**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

Downstairs

- Lounge 4.97m x 3.18m 16'4" x 10'5"
- Shower Room 1.83m x 1.18m 6.0" x 3'11"
- Bedroom 1 3.72m x 2.91m 12'2" x 9'6"
- WC 1.27m x 1.09m 4'2" x 3'7"
- Kitchen 3.45m x 3.19m 11'4" x 10'5"
- Bedroom 2 4.98m x 3.19m 16'4" x 10'6"

Upstairs

- Kitchen 3.10m x 2.85m 10'2" x 9'4"
- Bedroom 1 4.97m x 3.17m 16'4" x 10'5"
- Lounge 4.97m x 3.24m 16'4" x 10'8"
- Bathroom 2.99m x 2.01m 9'10" x 6'7"



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.