

5 Thunderton Place, Elgin IV30 1BG



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## 10 Hawthorn Road, Elgin IV30 1PG



This traditional four bedroom end-terraced town house in the West End of Elgin is conveniently situated for local amenities, has private front and rear gardens and would make an ideal family home.

**TRADITIONAL END-TERRACED HOUSE  
FOUR DOUBLE BEDROOMS  
BOOT ROOM  
FRONT AND REAR GARDENS  
SITOOTERIE, GREENHOUSE,  
WORKSHOP AND SHED  
DOUBLE GLAZING  
GAS CENTRAL HEATING  
COUNCIL TAX BAND E  
EPC RATING D  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£295,000**

**E1133**

This traditional four bedroom end-terraced town house is located in the sought after West End of Elgin, within easy walking distance of Dr Gray's Hospital, Elgin town centre and local amenities.

In good order throughout, the good sized accommodation is set over three floors and comprises: Entrance vestibule, hallway, living room with bay window and multi-fuel stove, open plan dining room/modern fitted kitchen, boot room and separate wc. To the first floor is a landing, double bedroom with en suite shower room, two further double bedrooms (one with full length built-in cupboards) and a family bathroom with freestanding bath and walk-in shower. To the second floor is a landing with storage cupboard, double bedroom and box room.

The property benefits from double glazing and gas central heating.

There is a private front garden and to the rear is an enclosed garden with a timber and stone sitooterie, a blockwork workshop with light and power, greenhouse and timber shed.

We highly recommend a viewing of this lovely family home.



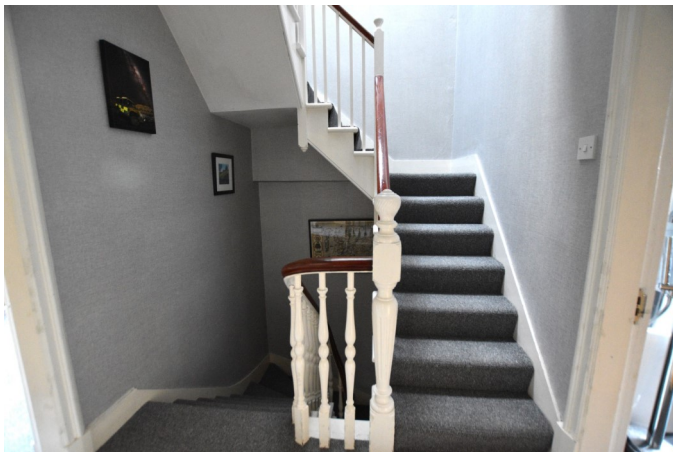
















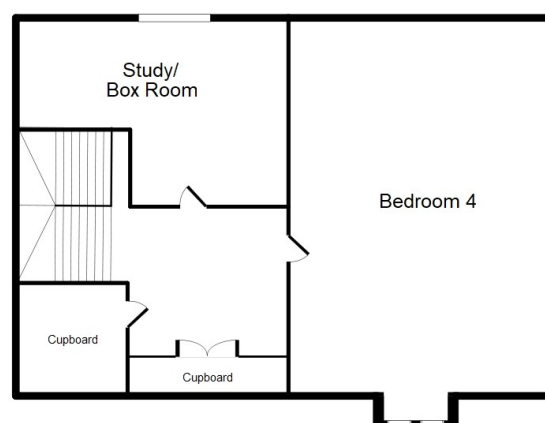
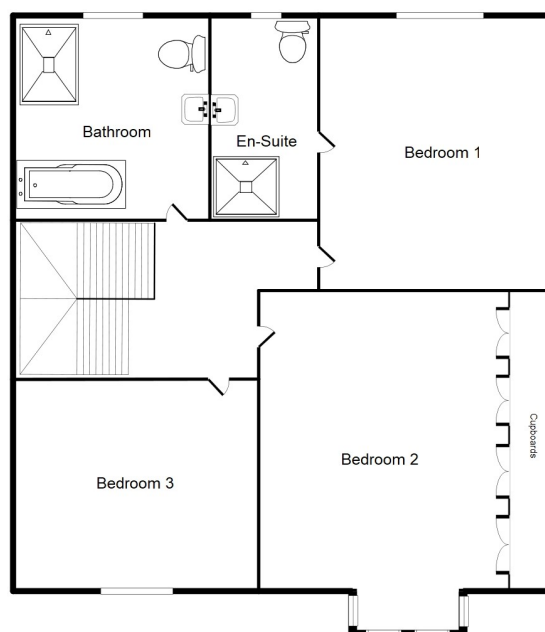
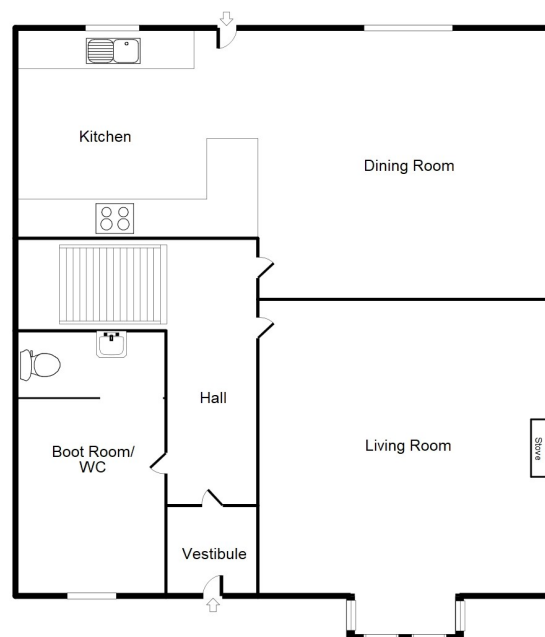




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- Boot Room/WC 3.74m x 2.02m
- Vestibule 1.21m x 1.12m
- Living Room 4.01m x 3.98m
- Kitchen/Dining Rm 7.61m x 3.85m
- Bedroom 3 3.59m x 2.77m
- Bedroom 2 5.21m x 3.00m
- Bedroom 1 3.85m x 3.01m
- En Suite 2.75m x 1.36m
- Bathroom 2.94m x 2.72m
- Bedroom 4 5.45m x 3.53m
- Box Room 3.67m x 2.96m



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.