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43 South Guildry Street
Elgin IV30 1QN

REDUCED: £10,000 BELOW VALUATION



This traditional four bedroom stone-built town house is within walking distance of local amenities and would make an ideal family home

TRADITIONAL STONE-BUILT TOWN HOUSE

FOUR BEDROOMS

ENCLOSED REAR GARDEN

GAS CENTRAL HEATING

DOUBLE GLAZING

EPC RATING E

COUNCIL TAX BAND D

VIEWING HIGHLY RECOMMENDED

Offers Around
£165,000

E718

This traditional stone-built town house is situated in the popular residential town of Elgin, within walking distance of all local amenities and public transport.

The property sits in amongst traditional-built properties with accommodation over three floors and an enclosed rear garden with outbuilding for storage and sun room.

This large four bedroom house benefits from high ceilings and original features, with the opportunity for development and modernisation throughout.

With gas central heating and double glazing, this house offers great potential and a viewing is highly recommended.

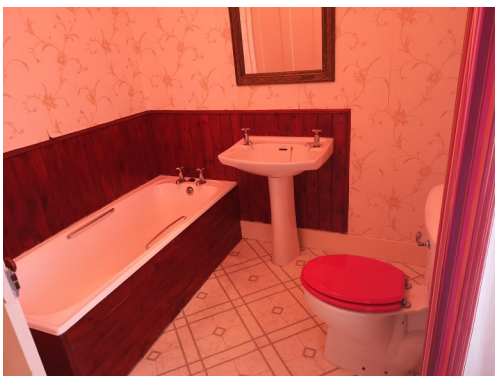




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen/Diner 5.48m x 3.16m 17'12" x 10'4"
- Utility 2.04m x 2.03m 6'8" x 6'8"
- Porch 2.29m x 2.0m 7'6" x 6'7"
- WC 2.16m x 1.06m 7'1" x 3'6"
- Lounge 4.10m x 3.78m 13'6" x 12'5"
- Vestibule 1.63m x 0.95m 5'4" x 3'1"
- Bedroom 1 4.11m x 3.78m 13'6" x 12'5"

- Bedroom 2 3.16m x 3.01m 10'5" x 9'10"
- Shower Room 1.97m x 1.86m 6'6" x 6'1"
- Bathroom 2.68m x 2.17m 8'10" x 7'1"
- Bedroom 3 2.59m x 2.29m 8'6" x 7'6"
- Bedroom 4 4.71m x 3.56m 15'6" x 11'8"
- Box Room 3.17m x 2.93m 10'5" x 9'7"



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.