

5 Thunderton Place, Elgin IV30 1BG



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1 Barmuckity Farm Cottages, Elgin IV30 8QW



This newly renovated two bedroom end-terraced house with garden, driveway and garage enjoys a semi-rural location close to Elgin and would make an ideal first-time buy or investment purchase.

**END-TERRACED HOUSE
TWO DOUBLE BEDROOMS
NEWLY RENOVATED
FRONT AND REAR GARDENS
GARAGE AND STORE
LPG HEATING
NEWLY INSTALLED DOUBLE
GLAZING
COUNCIL TAX BAND B
EPC RATING E
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£130,000**

E1159

This two bedroom end-terraced house is situated in a semi-rural location on the outskirts of Elgin, within easy reach of local amenities and just a few minutes drive from Elgin town centre.

Having recently been fully renovated throughout, the accommodation is in immaculate order and comprises: Kitchen/diner, living room and rear vestibule with stairs leading to two double bedrooms and a bathroom.

The property benefits from newly fitted double glazed windows and doors and LPG central heating fuelled by cylinders stored externally.

There is a driveway to the side of the property and a gravelled front courtyard, while to the rear is a private lawned garden with lovely views over open countryside. The block-built single garage has an attached store.

Offering the best of countryside living with the added convenience of close proximity to Elgin, this property would make an ideal first-time buy or investment purchase and we highly recommend a viewing.

The furniture and white goods can be included in the sale by separate negotiation.







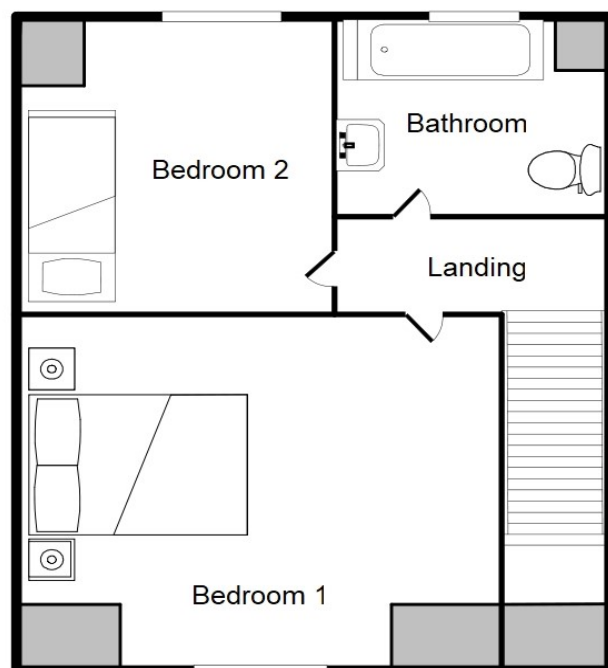
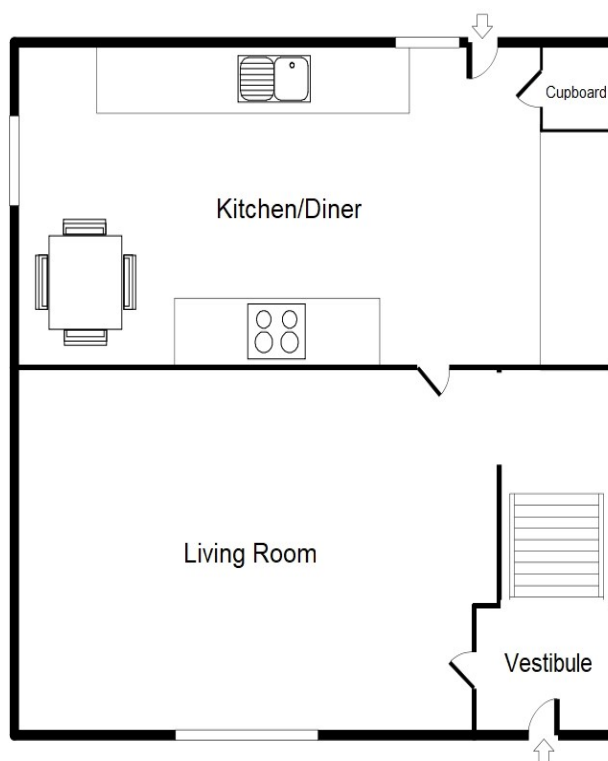
If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505







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|------------------|---------------|-------------|---------------|
| • Kitchen/Diner | 5.32m x 2.39m | • Bedroom 1 | 4.28m x 3.22m |
| • Living Room | 4.33m x 3.58m | • Bedroom 2 | 2.99m x 3.06m |
| • Rear Vestibule | 1.21m x 1.30m | • Garage | 3.71m x 4.46m |
| • Bathroom | 2.07m x 2.24m | • Store | 2.58m x 2.76m |



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.