

5 Thunderton Place, Elgin IV30 1BG



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35 Marleon Field, Elgin IV30 4GB



**SEMI-DETACHED HOUSE
TWO DOUBLE BEDROOMS
DRIVEWAY
REAR GARDEN WITH TWO
TIMBER SHEDS
COUNCIL TAX BAND C
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£180,000**

E1164

This modern two bedroom semi-detached house is situated in an established residential development, just a short distance from local amenities, Cooper Park and Elgin town centre.

Immaculately presented throughout, the accommodation is in walk-in condition and comprises: Entrance vestibule, WC, living room, dining kitchen, bathroom with mains fed shower and two double bedrooms, both with feature panelling and built-in wardrobes.

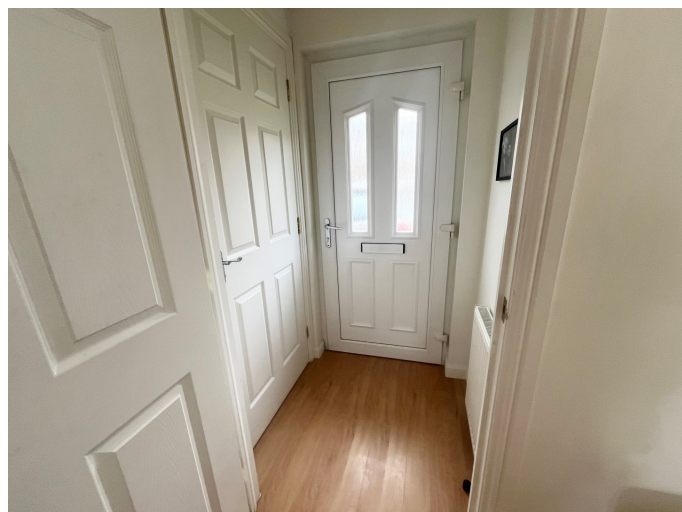
To the front of the property is a garden area and private driveway providing off-street parking for two vehicles, while to the rear is a good sized enclosed garden, laid mainly to lawn, with two timber sheds.

Gas Combination boiler is less than one year old and comes with a 9 year warrantee. Ladder access to loft.

Factoring fees of approximately £200 per year apply.

This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.







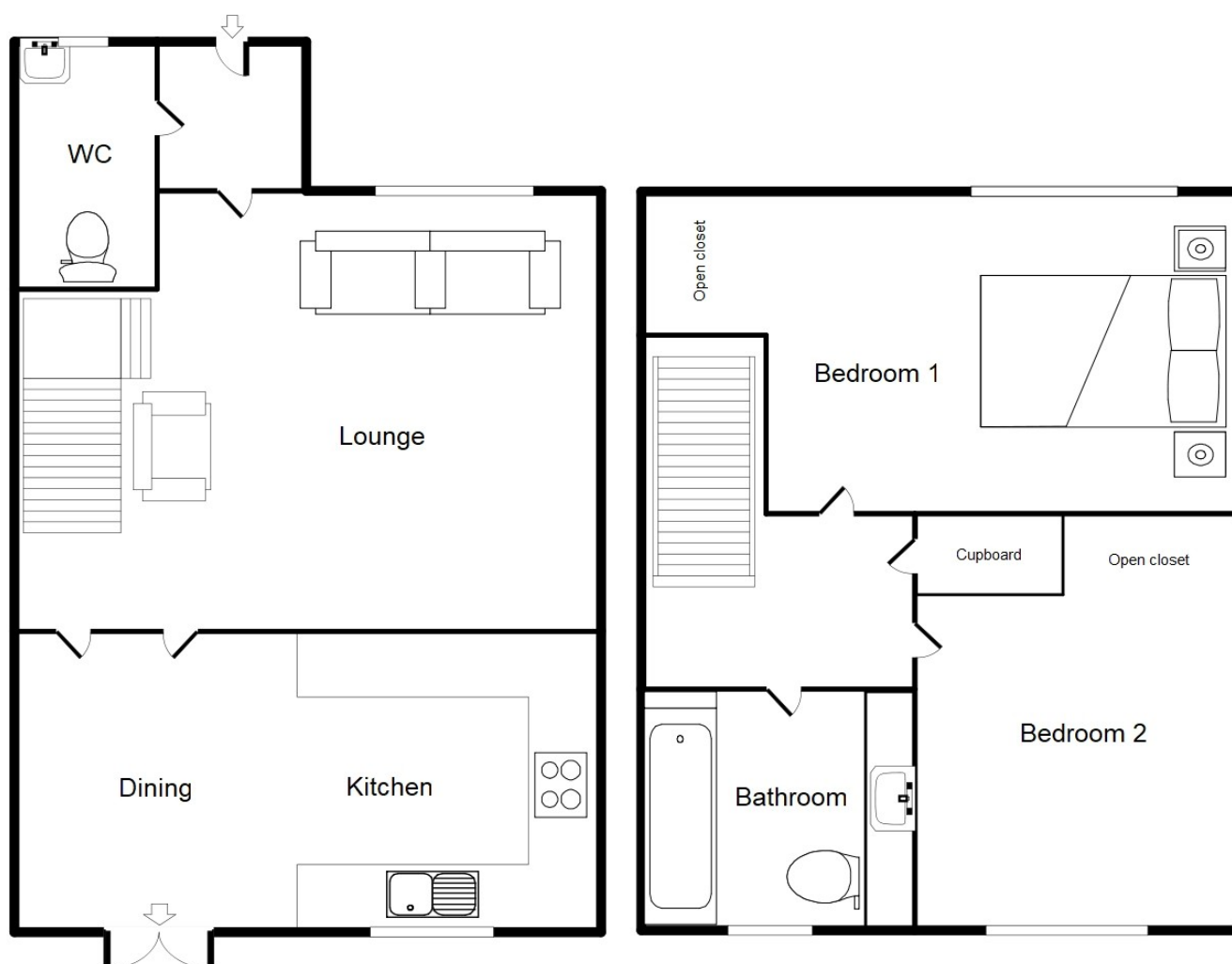






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Vestibule 1.15m x 1.01m
- WC 1.85m x 0.88m
- Living Room 3.44m x 3.93m
- Kitchen 4.42m x 4.08m
- Bathroom 1.95m x 1.80m
- Bedroom 1 3.02m x 3.43m
- Bedroom 2 2.40m x 2.79m



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.