

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

## 52 Bailies Drive, Elgin IV30 6JJ



This four bedroom mid-terraced house with front and rear gardens and garage is situated in an established residential area, close to local amenities and Elgin town centre, and would make an ideal family home.

**MID-TERRACED HOUSE  
FOUR BEDROOMS  
FRONT AND REAR GARDENS  
GARAGE WITH ELECTRIC DOOR  
BLOCK-BUILT STORE  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND C  
EPC RATING C  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£175,000**

**E1165**

This extended four bedroom mid-terraced house is situated in an established residential area within easy reach of local amenities and Elgin town centre.

In good order throughout, the accommodation comprises: Hallway with large storage cupboard, open plan living room/sun room, extended kitchen with dining/utility area and underfloor heating, dining room/bedroom with built-in storage cupboard, and WC. To the first floor are a landing, three further bedrooms all with built-in storage, and a bathroom with separate shower cubicle. Oak doors have been fitted throughout.

The property benefits from ample storage, double glazing and gas central heating. There are low maintenance private gardens to the front and rear of the property, an attached single garage with electric door, a block-built store and an integral store to the front of the property.

This would make an ideal family home and we highly recommend a viewing.



















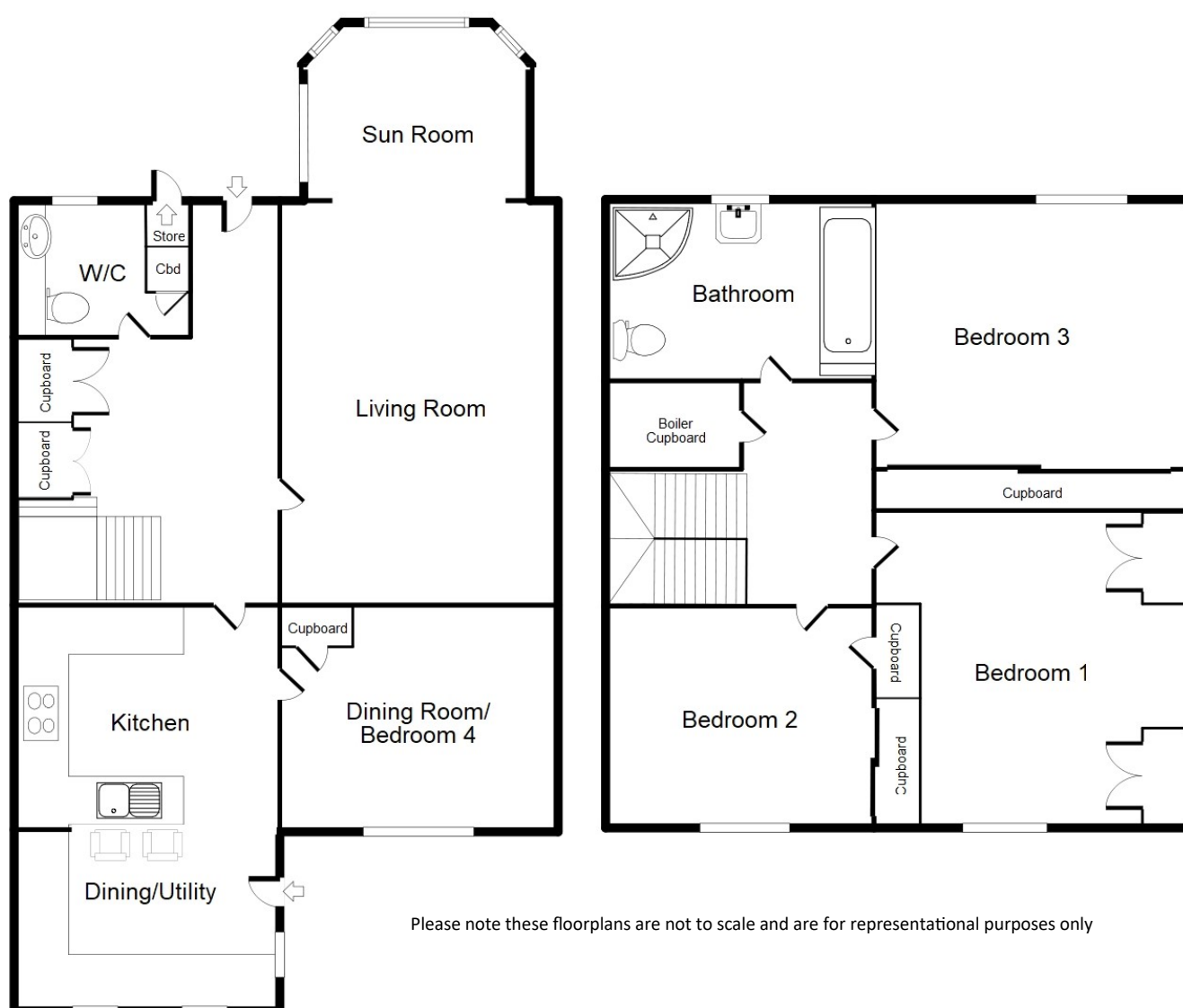




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- Kitchen/Diner 5.44m x 2.98m
- Living room 4.77m x 3.22m
- Sun Room 3.05m x 2.44m
- Dining Room/Bed 4 3.23m x 2.91m
- WC 1.38m x 2.02m
- Bathroom 2.03m x 2.76m
- Hallway 2.10m x 4.83m
- Bedroom 1 4.32m x 2.58m
- Bedroom 2 2.92m x 3.08m
- Bedroom 3 3.20m x 2.88m
- Garage 2.99m x 5.3m



#### 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.