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## 6 Nasmith Crescent, Elgin IV30 4FG



This modern three bedroom semi-detached house is situated on the outskirts of Elgin, just a few miles from the coastal town of Lossiemouth and would make an ideal family home.

**MODERN SEMI-DETACHED HOUSE**

**THREE BEDROOMS**

**DRIVEWAY**

**FRONT AND REAR GARDENS**

**DOUBLE GLAZING**

**GAS CENTRAL HEATING**

**COUNCIL TAX BAND D**

**EPC RATING B**

**FREEHOLD**

**VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£250,000**

E1184

This modern three bedroom semi-detached house is situated within a recently built residential estate on the outskirts of Elgin, just a short distance from the town centre and local amenities and only a few miles from the coastal town of Lossiemouth.

In move-in condition, the accommodation comprises: Hallway, living room, dining kitchen with patio doors to the rear garden, WC and utility room. Upstairs are three bedrooms, two with built-in wardrobes, an en suite shower room and a family bathroom.

The property benefits from gas central heating and double glazing.

To the front of the property is a private driveway providing off-street parking and there are low maintenance garden grounds to the front and rear of the property.

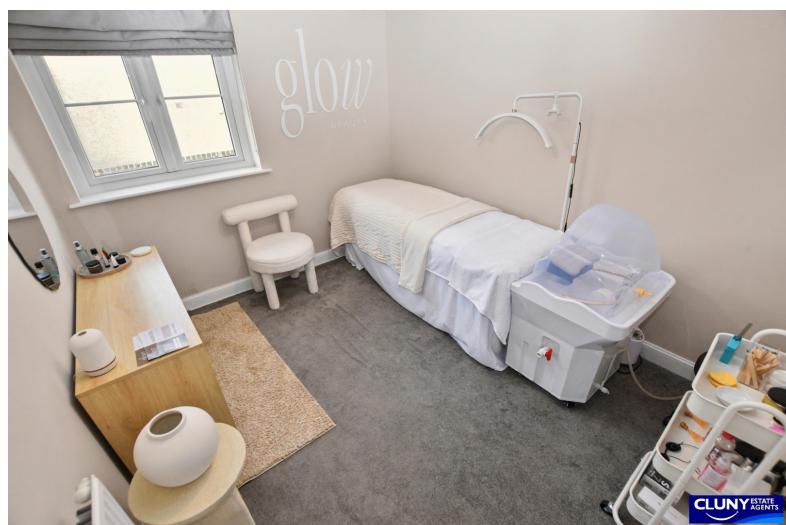
This property would make an ideal first-time buy, family home or investment purchase and we highly recommend a viewing.

Monthly factoring fees of around £14.00 are payable for maintenance of communal outside areas.









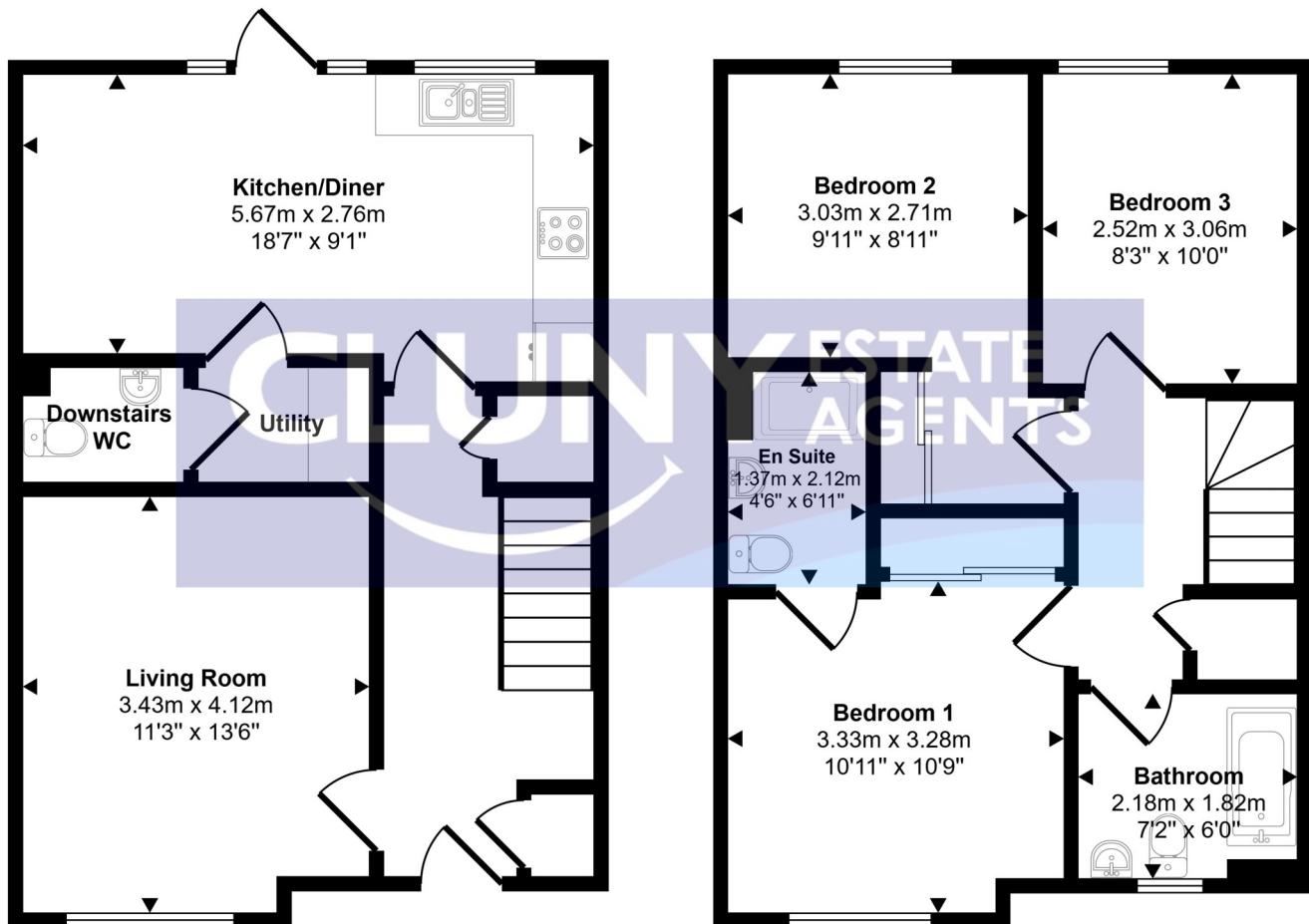




If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505

• Living Room	3.43m x 4.12m
• Kitchen/Diner	5.67m x 2.76m
• Bedroom 1	3.33m x 3.28m
• En Suite	1.37m x 2.12m
• Bedroom 2	3.03m x 2.71m
• Bedroom 3	2.52m x 3.06m
• Bathroom	2.18m x 1.82m

Approx Gross Internal Area  
92 sq m / 989 sq ft



### Ground Floor

Approx 46 sq m / 494 sq ft

### First Floor

Approx 46 sq m / 494 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### 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.