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## 38 Fogwatt Lane, Elgin IV30 6GG



CLUNY ESTATE AGENTS

**This three bedroom semi-detached property with driveway, garage and front and rear gardens would make an ideal first-time buy, family home or investment purchase.**

**SEMI-DETACHED HOUSE  
THREE BEDROOMS  
DRIVEWAY AND GARAGE  
FRONT AND REAR GARDENS  
DOUBLE GLAZING  
GAS CENTRAL HEATING  
COUNCIL TAX BAND D  
EPC RATING C  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£205,000**

E1188

This three bedroom semi-detached house is situated in an established residential area of Elgin, just a short distance from Elgin town centre and local amenities.

In good order throughout, the property has recently been redecorated and recarpeted throughout and the accommodation comprises: Hallway, living room/diner with patio doors to the garden, kitchen and WC. The first floor consists of a landing, three bedrooms and a bathroom. The property benefits from gas central heating and double glazing.

With a good sized driveway and integral single garage, there are garden grounds to the front and rear of the property.

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



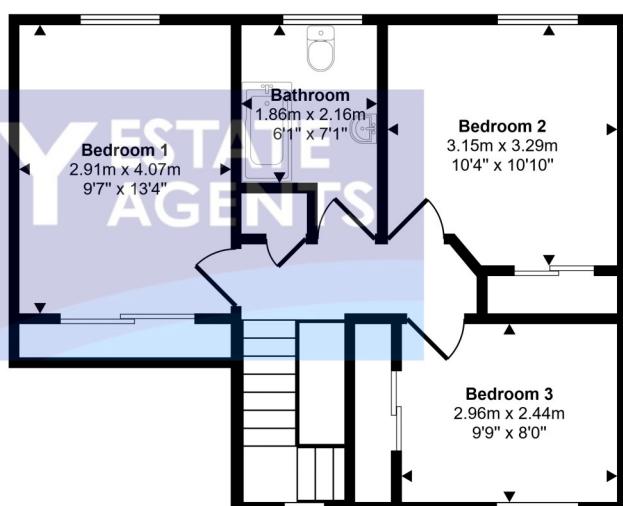
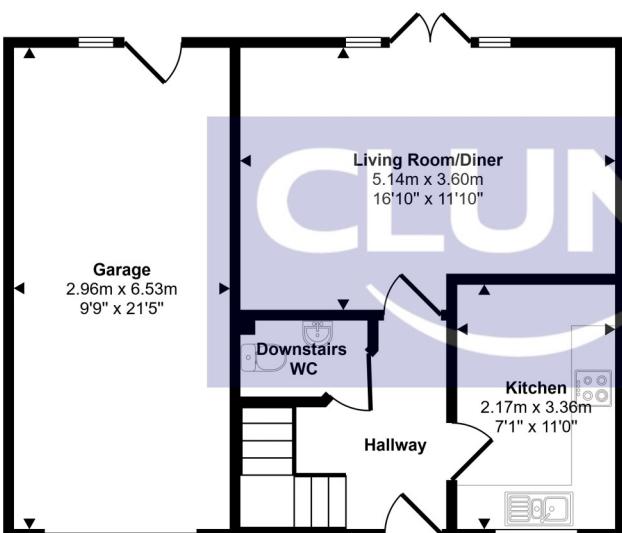


If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505

• Kitchen	2.17m x 3.36m
• Living Room/Diner	5.14m x 3.60m
• Bedroom 1	2.91m x 4.07m
• Bedroom 2	3.15m x 3.29m
• Bedroom 3	2.96m x 2.44m
• Bathroom	1.86m x 2.16m
• Garage	2.96m x 6.53m



Approx Gross Internal Area  
102 sq m / 1101 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.