

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

26 Muirfield Road, New Elgin IV30 6DE



This two bedroom mid-terraced house with driveway and garden is located in an established residential area of Elgin and would make an ideal first-time buy or investment purchase.

**MID-TERRACED HOUSE
TWO BEDROOMS
DRIVEWAY
FRONT AND REAR GARDENS
WITH TIMBER SHED AND
BRICK-BUILT STORE
DOUBLE GLAZING
GAS-FIRED BACK BOILER
COUNCIL TAX BAND B
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£125,000**

E1195

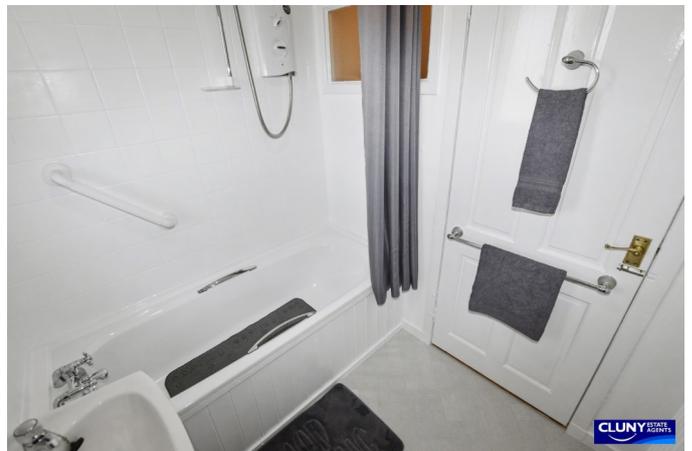
This two bedroom mid-terraced house is situated in an established residential area of Elgin, within easy reach of local amenities and Elgin town centre.

Recently redecorated and recarpeted, the accommodation is in walk-in condition and comprises: Entrance vestibule, living room, kitchen, landing two bedrooms and a bathroom. The property benefits from double glazing and gas central heating via a back boiler located in the living room.

A driveway to the front of the property provides off-street parking, and there are private low maintenance garden grounds to the front and rear, with a timber shed and brick-built store.

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



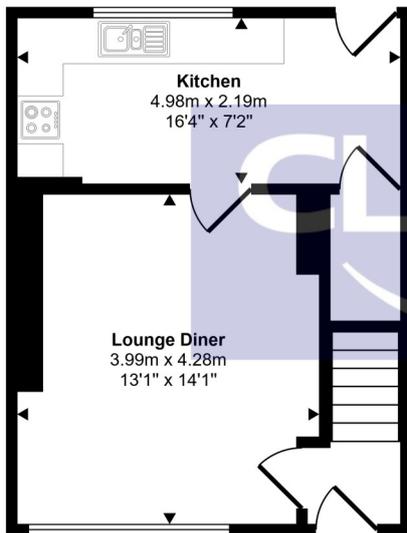


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

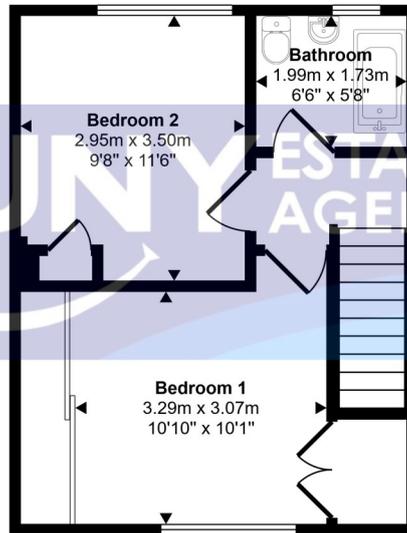
- Lounge/Diner 3.99m x 4.28m
- Kitchen 4.98m x 2.19m
- Bedroom 1 3.29m x 3.07m
- Bedroom 2 2.95m x 3.50m
- Bathroom 1.99m x 1.73m
- Store 3.07m x 2.01m



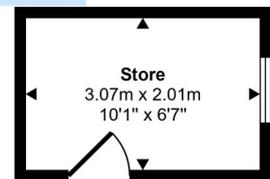
Approx Gross Internal Area
73 sq m / 790 sq ft



Ground Floor
Approx 33 sq m / 359 sq ft



First Floor
Approx 34 sq m / 364 sq ft



Storage Room
Approx 6 sq m / 66 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.

