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24 Doocot Court, Elgin IV30 6LF



This three bedroom semi-detached house with front and rear gardens is situated in an established residential area of Elgin and would make an ideal first-time buy, family home or investment purchase.

SEMI-DETACHED HOUSE
THREE BEDROOMS
FRONT AND REAR GARDENS
TIMBER SHED
ALLOCATED PARKING
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND C
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Offers Around
£185,000

E1198

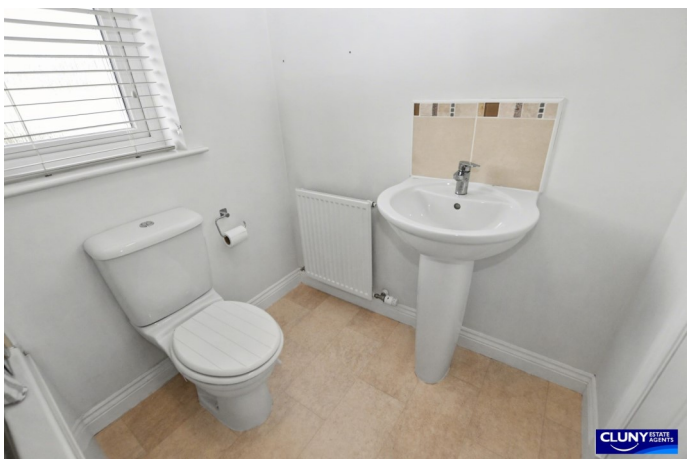
This modern three bedroom semi-detached house is located in an established residential area, with access to a good range of local amenities and within easy reach of Elgin town centre.

With neutral décor throughout, the accommodation has a light and airy feel and offers a good sized living room, an open plan kitchen/diner ideal for modern family living with French doors to the rear garden, and the added convenience of a downstairs WC/cloakroom. Upstairs a landing gives access to three bedrooms and a family bathroom. The property benefits from gas central heating and double glazing.

With allocated parking, a front garden and enclosed rear garden including a timber shed, this property has plenty to offer a first-time buyer or family and would also make a good investment purchase. We highly recommend a viewing.

Factoring fees of around £143 per annum are payable for upkeep of the common areas within the development.





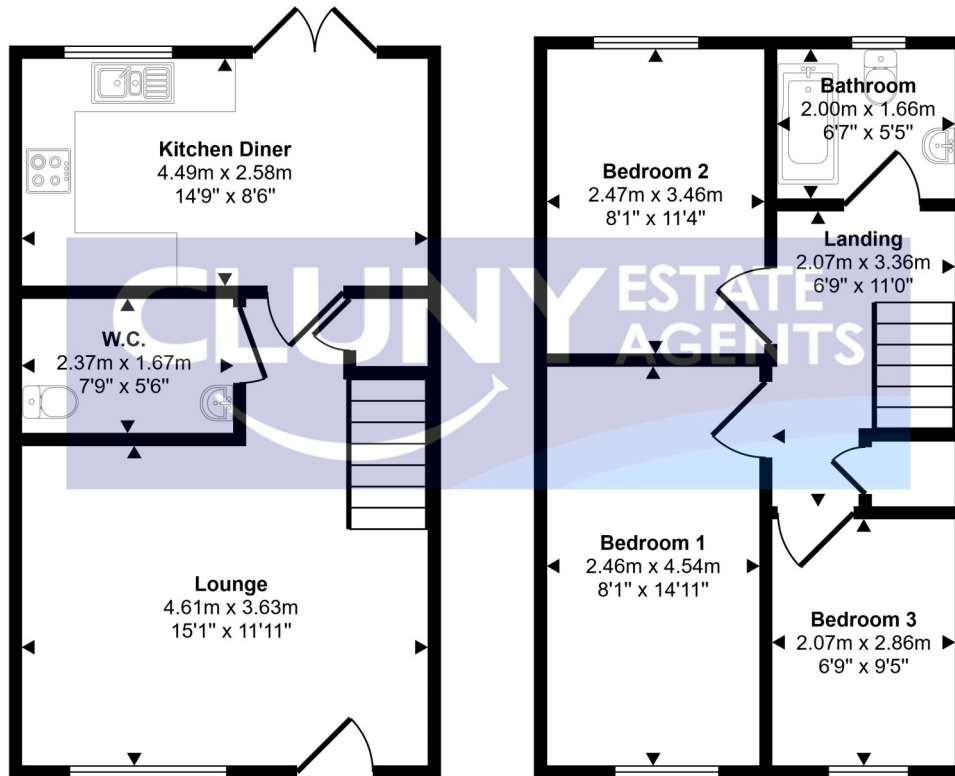
**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Lounge 4.61m x 3.63m
- Kitchen Diner 4.49m x 2.58m
- WC 2.37m x 1.67m

- Bedroom 1 2.46m x 4.54m
- Bedroom 2 2.47m x 3.46m
- Bedroom 3 2.07m x 2.86m
- Bathroom 2.00m x 1.66m



Approx Gross Internal Area
75 sq m / 806 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.

