

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

12 Braemorrison Road, Elgin IV30 4DL



This one bedroom end-terraced bungalow is situated in an established residential area, close to local amenities, and would make an ideal first-time buy, investment purchase or retirement property.

**END-TERRACED BUNGALOW
ONE DOUBLE BEDROOM
NEW KITCHEN AND SHOWER
ROOM
FRONT AND REAR GARDENS
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND A
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£125,000**

E1204

This one bedroom end-terraced bungalow is situated in an established residential area of Bishopmill, within easy reach of local amenities and just a short distance from Elgin town centre.

Redecorated throughout in light neutral tones, the accommodation is in move-in condition, comprising: Hallway, living room with panelling to the lower walls, a modern newly fitted kitchen with access to the rear garden, a double bedroom with built-in mirrored wardrobe, and a newly installed shower room. The property benefits from gas central heating and double glazing and a new mains board has recently been installed.

The front and rear gardens are easily maintained, consisting mainly of gravelled areas, slabbed walkways and some established shrubs.

Equally appealing to first-time buyers, investors or retirees, this property combines the convenience of single storey living with an ideal location close to local shops and we highly recommend a viewing.





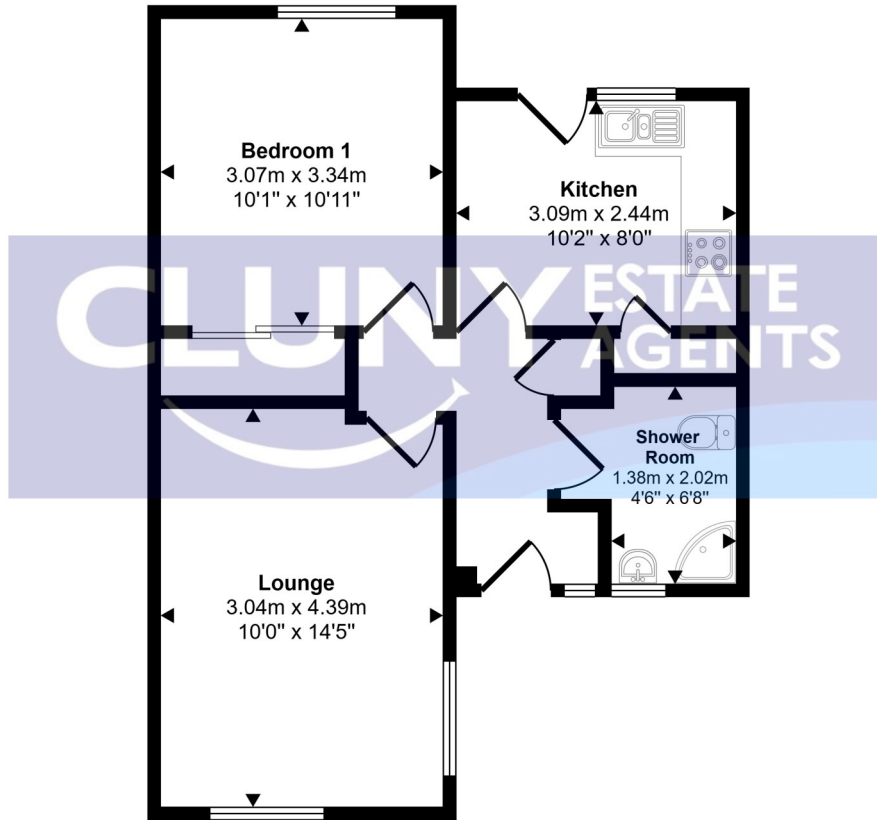
**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Lounge 3.04m x 4.39m
- Kitchen 3.09m x 2.44m

- Bedroom 1 3.07m x 3.34m
- Shower Room 1.38m x 2.02m



Approx Gross Internal Area
43 sq m / 462 sq ft



Floorplan

This plan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are for information only. Responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representative 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.

