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27 Dean of Guild Way, Elgin IV30 6JN



This three bedroom end-terraced house is located in an established residential area of Elgin, within easy reach of local amenities, and would make an ideal first-time buy, investment purchase or family home.

**END-TERRACED HOUSE
THREE BEDROOMS
FRONT AND REAR GARDENS
TIMBER SUMMER HOUSE AND
BLOCK-BUILT STORE
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND C
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

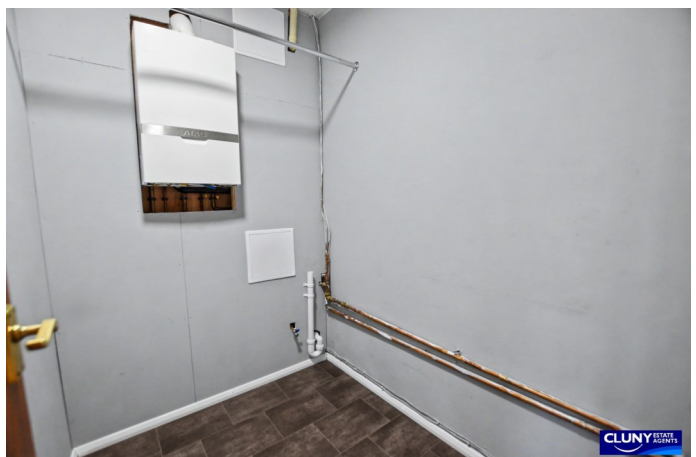
**Offers Over
£170,000**

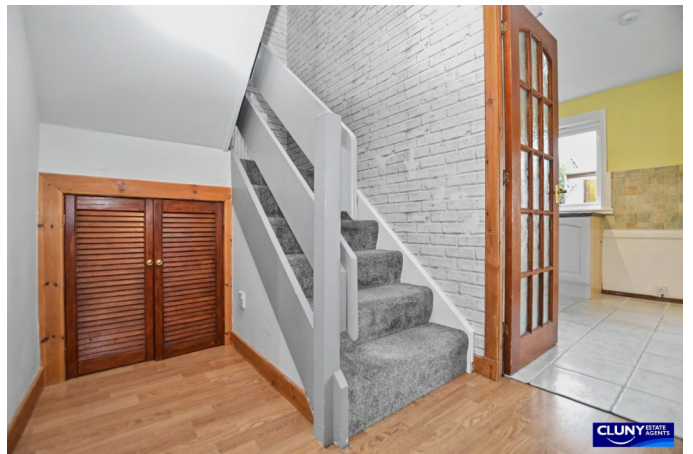
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This well proportioned three bedroom end-terraced house is situated in an established residential area of Elgin, within easy reach of local amenities, schools and transport links.

Ideal for family living, this home offers the perfect blend of practicality and convenience, featuring accommodation comprising: Hallway, good sized living room, open-plan dining kitchen with French doors to the rear garden, separate WC and utility/store room. Upstairs are a landing, three bedrooms (two with built-in mirrored wardrobes), and a smart, monochrome bathroom with separate shower cubicle. The property further benefits from gas central heating and double glazing. There are private, easily maintained garden grounds to the front and rear, mainly comprising lawned and paved areas. Ideal for outside entertaining or quiet retreat, there is a timber summer house with a pitched felt roof, while a block-built store and an integral store cupboard provide ample outside storage.

A great option for first-time buyers or families, we highly recommend a viewing.



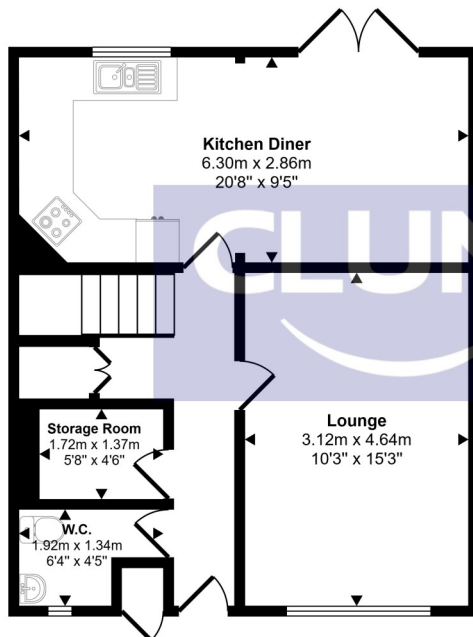


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

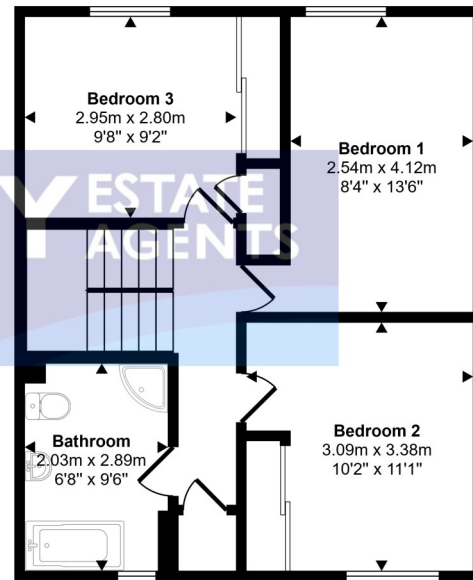
- Lounge 3.12m x 4.64m
- Kitchen Diner 6.30m x 2.86m
- Store Room 1.72m x 1.37m
- WC 1.92m x 1.34m
- Bedroom 1 2.54m x 4.12m
- Bedroom 2 3.09m x 3.38m
- Bedroom 3 2.95m x 2.80m
- Bathroom 2.03m x 2.89m



Approx Gross Internal Area
96 sq m / 1033 sq ft



Ground Floor
Approx 48 sq m / 516 sq ft



First Floor
Approx 48 sq m / 517 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.

