

CLUNY ESTATE AGENTS

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10 South College Street, Elgin IV30 1EP



This impressive five bedroom Victorian town house is situated in the heart of Elgin, an ideal family home offering generously proportioned accommodation alongside plenty of character and period features.

**MID-TERRACED THREE STOREY
TOWN HOUSE
FIVE BEDROOMS
CONVENIENT CENTRAL LOCATION
FRONT AND REAR GARDENS
PERIOD FEATURES
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND D
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£275,000**

E1201

This impressive five bedroom, three storey Victorian town house enjoys a prominent town centre location, within easy walking distance of local amenities and transport links.

Retaining lots of character and period features including feature fireplaces, stripped floorboards and exposed stonework, the generous accommodation comprises: Entrance vestibule, spacious hallway, living room with fireplace, stunning dining room with beamed ceiling, a natural slate floor and a large fireplace with wood-burning stove, a recently fitted kitchen and a downstairs WC/cloakroom. To the first floor are three well-proportioned bedrooms and a bathroom, while to the second floor is a large principal bedroom and a further bedroom/study, both featuring beamed ceilings. The property benefits from gas central heating and double glazing. To the rear is an enclosed garden with timber shed, offering a calm retreat in the heart of the town centre.

This spacious family home offers the perfect blend of original period features and convenient central location, and may also be suitable for conversion, subject to the necessary planning and building consents. We highly recommend a viewing.





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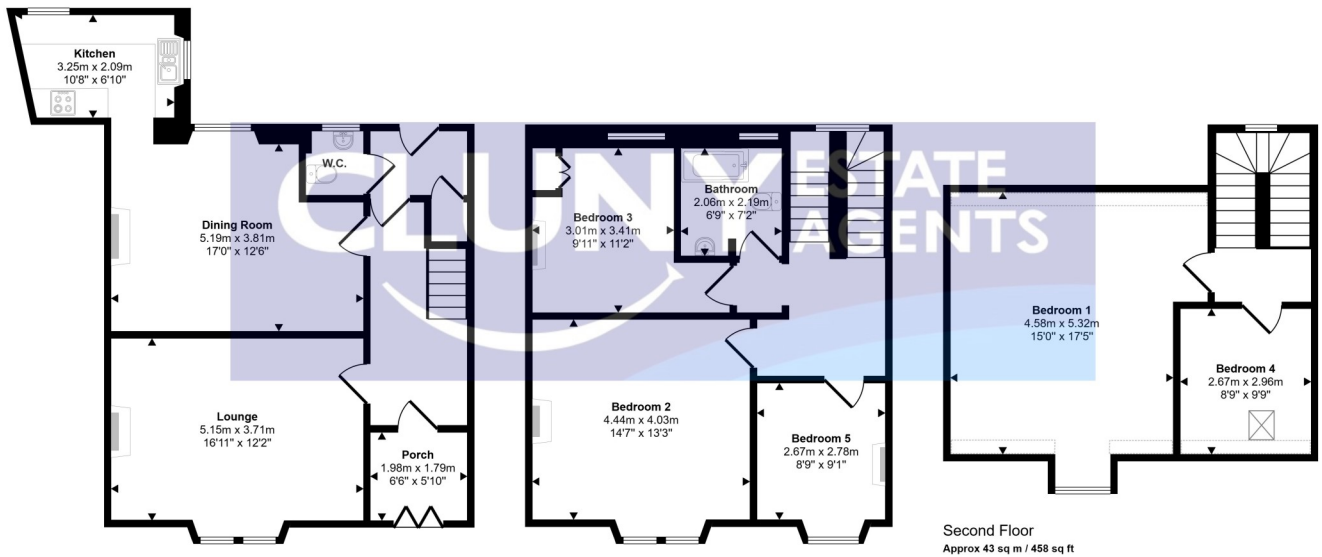




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Vestibule 1.98m x 1.79m
- Lounge 5.15m x 3.71m
- Dining Room 5.19m x 3.81m
- Kitchen 3.25m x 2.09m
- Bedroom 2 4.44m x 4.03m
- Bedroom 3 3.01m x 3.41m
- Bedroom 5 2.67m x 2.78m
- Bathroom 2.06m x 2.19m
- Bedroom 1 4.58m x 5.32m
- Bedroom 4 2.67m x 2.96m

Approx Gross Internal Area
166 sq m / 1789 sq ft



Ground Floor
Approx 65 sq m / 705 sq ft

First Floor
Approx 58 sq m / 626 sq ft

Second Floor
Approx 43 sq m / 458 sq ft

Denotes head height below 1.5m

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.

