

5 Thunderton Place, Elgin IV30 1BG



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6 Ashburton Court, Elgin IV30 6FB



This two bedroom semi-detached house with driveway and front and rear gardens offers a quiet, residential location within easy reach of local amenities and will appeal to a wide range of buyers.

**SEMI-DETACHED HOUSE
TWO DOUBLE BEDROOMS
DRIVEWAY
FRONT AND REAR GARDENS
BLOCK-BUILT STORE
GAS CENTRAL HEATING
DOUBLE GLAZING
PHOTOVOLTAIC PANELS
COUNCIL TAX BAND B
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£170,000**

E1226

This excellent two bedroom semi-detached house enjoys a quiet location in an established residential area of Elgin, within easy reach of schools and local amenities.

Perfectly designed for comfortable modern living, the accommodation is in walk-in condition throughout and the ground floor comprises a hallway, lounge/diner with multi-fuel stove, a stylish, light and airy fitted kitchen with wooden worktops and breakfast bar and a modern shower room with walk-in shower, with a landing and two good sized double bedrooms, each with built-in storage, to the first floor. In addition to the convenience of double glazing and gas central heating, there are photovoltaic panels fitted to the front roof, with a total power of 3.6kwh. While ensuring electricity bills are kept to a minimum, any generated electricity surplus to requirements can be sold back to the grid.

A driveway to the side of the property provides off-street parking and there is an attractive front garden featuring a grassed area along with mature shrubs and bushes. To the rear is an enclosed, low maintenance garden with patio, offering a private retreat ideal for outdoor entertaining or relaxing. The attached block-built store gives ample storage for garden equipment and outdoor items.

The perfect blend of quiet yet convenient location together with well proportioned living space, this property will appeal to first-time buyers, young families, professionals and investors alike and we highly recommend a viewing.







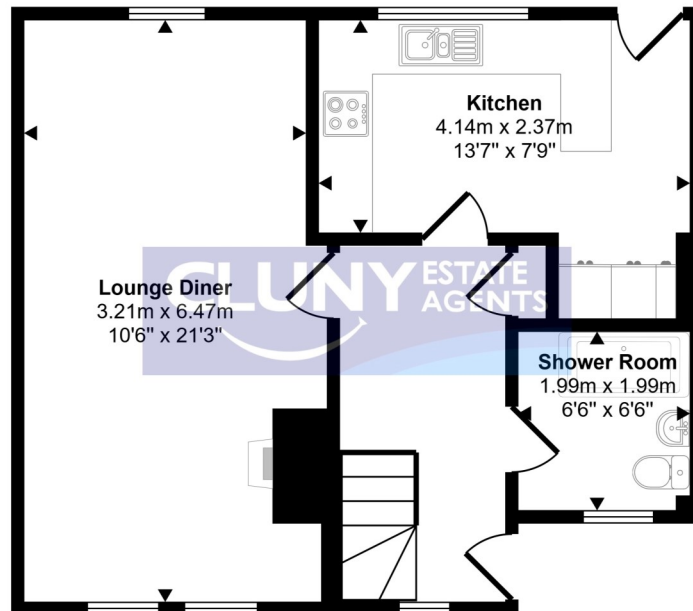




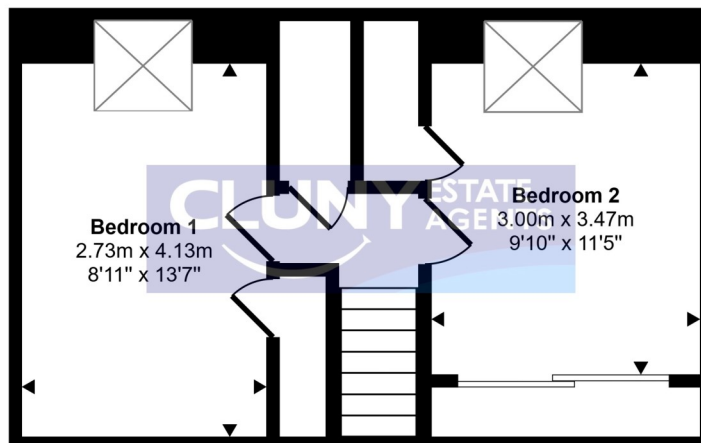


If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

- Lounge/Diner 3.21m x 6.47m
- Kitchen 4.14m x 2.37m
- Shower Room 1.99m x 1.99m
- Bedroom 1 2.73m x 4.13m
- Bedroom 2 3.00m x 3.47m



Ground Floor
Approx 47 sq m / 503 sq ft



First Floor
Approx 35 sq m / 380 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.