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20 Muirfield Road Elgin IV30 6DE



This two bedroom semi-detached property benefits from easily maintained front and rear gardens and a garage and would make an ideal investment opportunity or first-time buy

**SEMI-DETACHED HOUSE
TWO DOUBLE BEDROOMS
FRONT AND REAR GARDENS
DRIVEWAY
GARAGE AND SHED
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£110,000**

E728

This two bedroom semi-detached house is situated in a popular residential area of Elgin, just a short walk from local amenities.

Benefiting from gas central heating and double glazing, the accommodation comprises: Good sized living room with gas fire, large kitchen, two double bedrooms, both with built-in cupboards and bathroom with electric shower over the bath.

Outside are easily maintained gardens front and rear, garden shed and a driveway and single garage giving off-street parking.

This property would make an ideal investment purchase or first-time buy and a viewing is highly recommended.





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

• Kitchen	4.96m x 2.23m	16'3" x 7'4"
• Lounge	4.25m x 3.94m	13'11" x 12'11"
• Bedroom 1	3.96m x 3.03m	13'0" x 9'11"
• Bathroom	1.98m x 1.74m	6'6" x 5'9"
• Bedroom 2	3.56m x 2.90m	11'8" x 9'6"



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.