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## 13 Muirfield Crescent Elgin IV30 6AD

**REDUCED: £2500 BELOW VALUATION**



This two bedroom semi-detached house is situated in a popular cul-de-sac close to local amenities and would make an ideal first-time buy or investment purchase

SEMI-DETACHED HOUSE  
TWO BEDROOMS  
GARDENS FRONT AND REAR  
PARKING AREA  
SHED  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING C  
COUNCIL TAX BAND B  
VIEWING HIGHLY RECOMMENDED

Offers Around  
£107,500

E710

This semi-detached house is situated in a popular cul-de-sac location close to local amenities. The accommodation comprises: Entrance hallway, light and spacious living room with dining space, kitchen/diner and external store. Upstairs are two double bedrooms, large cupboard/box room and a bathroom. The front garden is laid partly to lawn and has space for off-street parking. The rear garden is mostly paved and there is a timber shed for storage. With gas central heating and double glazing, this property would be an ideal first-time buy or investment purchase and 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**

- Hallway 4.05m x 1.87m 13'3" x 6'1"
- Bathroom 2.05m x 2.01m 6'8" x 6'7"
- Kitchen 4.22m x 2.39m 13'10" x 7'10"
- Lounge/Diner 6.58m x 3.38m 21'7" x 11'1"

- Bedroom 1 4.66m x 3.01m 15'3" x 9'10"
- Box Room 3.01m x 1.94m 9'10" x 6'4"
- Bedroom 2 4.66m x 2.76m 15'3" x 9'



**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.