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4 Manbeen Place Elgin IV30 6YF



This two bedroom semi-detached property has front and rear gardens and would make an ideal first-time buy or investment purchase.

**SEMI-DETACHED HOUSE
TWO BEDROOMS
LOW MAINTENANCE FRONT AND
REAR GARDENS
SUMMER HOUSE
DOUBLE GLAZING
GAS CENTRAL HEATING
EPC RATING C
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Valuation:
£120,000**

E739

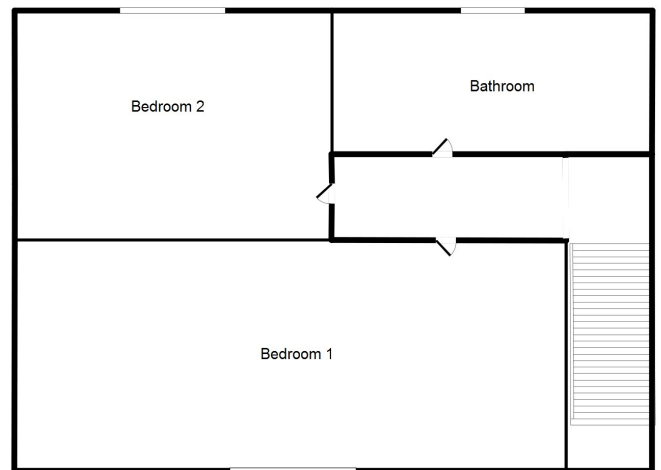
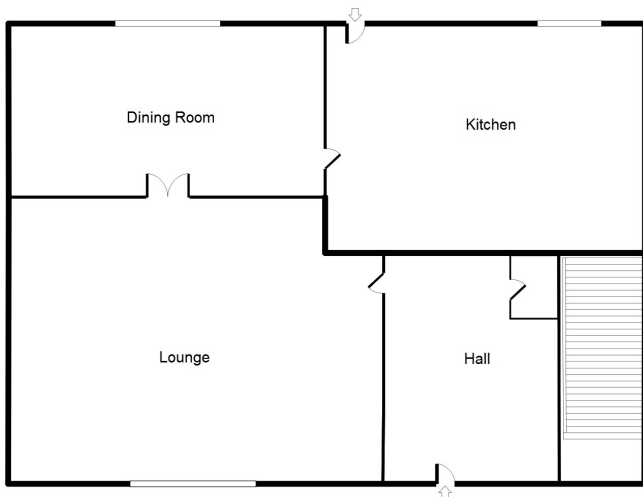
This spacious two bedroom, semi-detached house with gardens front and rear and parking at the front is situated in the popular residential town of Elgin just walking distance from all local amenities. Benefiting from a modern kitchen, separate dining room and good sized living room, the ground floor has the opportunity to open up into an open plan living and dining area. Two large bedrooms upstairs with shower room and ample storage throughout. With gas central heating and double glazing, this property has great potential and would make an ideal first home or investment purchase. 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**

- Lounge 3.89m x 2.47m 12'9" x 8'1"
- Diner 2.63m x 2.46m 8'1" x 8'8"
- Kitchen 3.38m x 2.79m 11'1" x 9'2"
- Bathroom 2.03m x 2.03m 6'8" x 6'8"
- Bedroom 1 5.01m x 2.85m 16'5" x 9'4"
- Bedroom 2 3.13m x 3.04m 10'3" x 9'12"



This floor plan is not to scale and is for representational purposes only

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.

