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12 Oakbank Place Elgin IV30 4LZ



This three bedroom semi-detached house is situated in the popular Bishopmill area of Elgin, close to primary and secondary schools and within walking distance of Elgin town centre

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

**Offers Around
£155,000**

E746

This three bedroom semi-detached house is situated in the popular Bishopmill area of Elgin, close to primary and secondary schools and within walking distance of Elgin town centre.

The accommodation comprises: Entrance porch, hallway, downstairs WC, large living room, dining kitchen, three bedrooms and a family bathroom. With driveway, single garage and gardens front and rear, this property also benefits from gas central heating and double glazing throughout and would make an ideal family home.

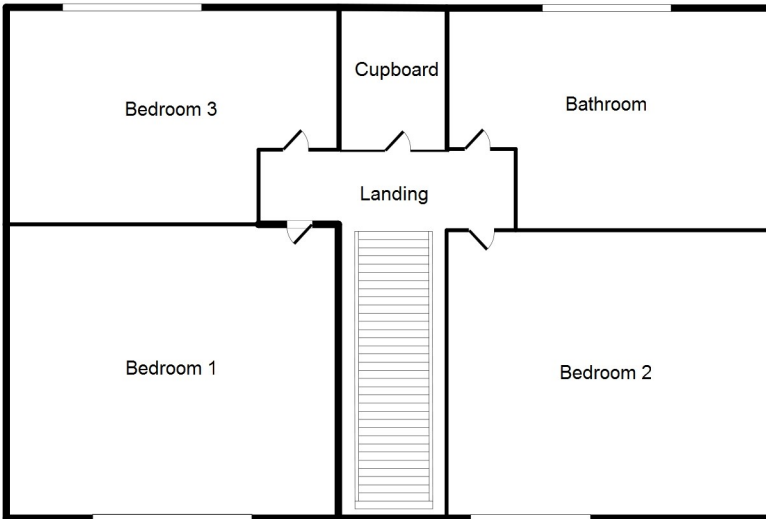
A viewing is highly recommended.



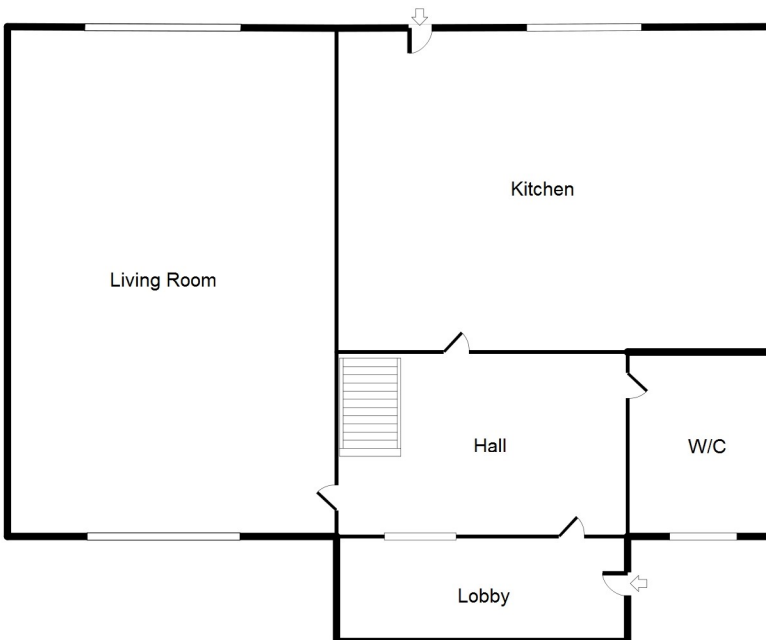


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Lounge 6.08m x 3.42m 19'11" x 11'3"
- WC 1.60m x 1.47m 5'3" x 4'10"
- Kitchen 3.46m x 2.97m 11'4" x 9'9"
- Bedroom 1 3.50m x 2.92m 11'6" x 9'7"
- Bedroom 2 4.08m x 2.45m 13'5" x 8'0"
- Bathroom 2.42m x 1.89m 7'11" x 6'3"
- Bedroom 3 3.51m x 2.37m 11'6" x 7'9"



This floorplan is for representational purposes only and is not to scale



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.