

CLUNY ESTATE AGENTS

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

90 South College Street
Elgin IV30 1HA

REDUCED: £7000 BELOW VALUATION



This traditional mid-terraced, two bedroom house is situated in the heart of Elgin, just walking distance from the Cathedral and all local amenities

TRADITIONAL STONE-BUILT
MID-TERRACED HOUSE
TWO DOUBLE BEDROOMS
EASILY MAINTAINED REAR
GARDEN WITH DECKED AREA
GAS CENTRAL HEATING
EPC RATING D
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED

Offers Over
£123,000

E756

This traditional mid-terraced, two bedroom house is situated in the heart of Elgin, just walking distance from the Cathedral and all local amenities. With a rear garden and on-street parking, this property comprises an open plan kitchen/diner, good sized living room, two double bedrooms with built-in wardrobes and one with extra storage room big enough for a small study, a family bathroom and storage throughout. Patio doors from the kitchen/diner give access to an attractive decked area and the easily maintained rear garden, which includes a timber shed.

This house benefits from gas central heating and double glazing. In move-in condition, it would make the perfect first home or a buy-to-let investment 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/Diner 5.24m x 3.01m 17'2" x 9'10"
- Lounge 4.52m x 3.75m 14'10" x 12'4"
- Bedroom 1 3.75m x 3.46m 12'4" X 11'4"
- Bedroom 2 4.07m x 2.64m 13'4" x 8'8"
- Bathroom 2.06m x 1.76m 6'9" x 5'9"



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.