

CLUNY ESTATE AGENTS

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36 Golf View Crescent Elgin IV30 6JP



This two bedroom, semi-detached house is located in New Elgin just a short distance from the local amenities and the Elgin golf course.

**SEMI-DETACHED HOUSE
TWO BEDROOMS
DRIVEWAY AND GARAGE
LOW MAINTENANCE REAR
GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND C
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£125,000**

E740

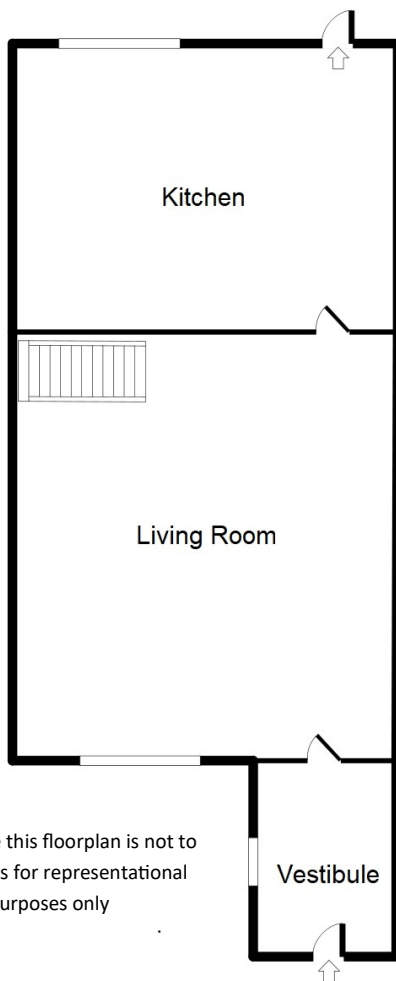
This two bedroom, semi-detached house is located in New Elgin just a short distance from the local amenities and the Elgin golf course. Benefiting from gas central heating and double glazing throughout, this property comprises: Entrance vestibule, large living room, kitchen with access to the paved rear garden, single garage and ample parking on private driveway, two double bedrooms, a family bathroom and storage throughout. This property would make an ideal buy-to-let investment or a first time home. A viewing is highly recommended.



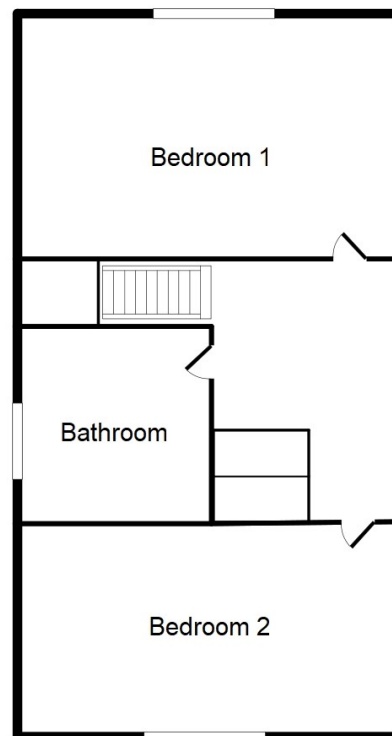


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Vestibule 1.24m x 1.05m 4'1" x 3'6"
- Lounge 5.48m x 3.93m 18" x 12'11"
- Kitchen 3.92m x 2.55m 12'10" x 8'4"
- Bedroom 1 3.93m x 2.55m 12'11" x 8'4"
- Bedroom 2 3.95m x 2.51m 12'11" x 8'2"
- Bathroom 1.90m x 1.89m 6'3" x 6'3"



Please note this floorplan 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.