

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

## 27 Brodie Drive Elgin IV30 4LS



This two bedroom end-terraced house is in move-in condition and would make an ideal first-time buy or investment purchase

**END-TERRACED HOUSE**  
**TWO DOUBLE BEDROOMS, ONE WITH BUILT-IN WARDROBE**  
**IDEAL FIRST-TIME BUY**  
**FRONT AND REAR GARDENS**  
**DOUBLE GLAZING**  
**GAS CENTRAL HEATING**  
**EPC RATING D**  
**COUNCIL TAX BAND B**  
**VIEWING HIGHLY RECOMMENDED**

Offers Around  
£120,000

E758

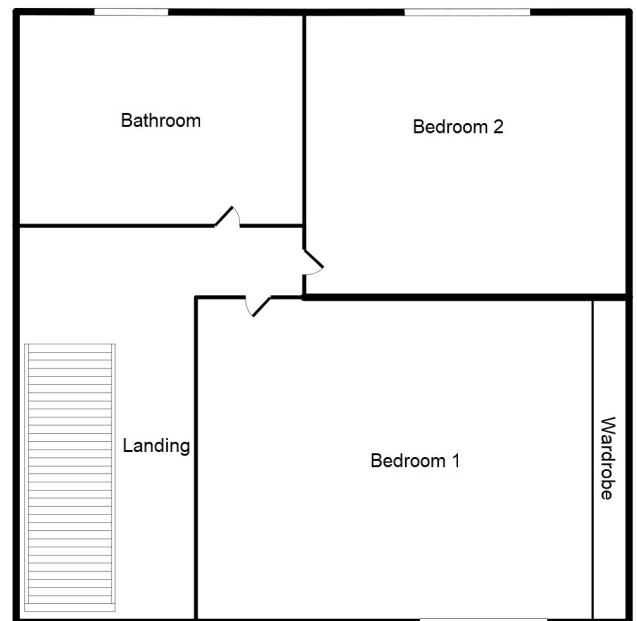
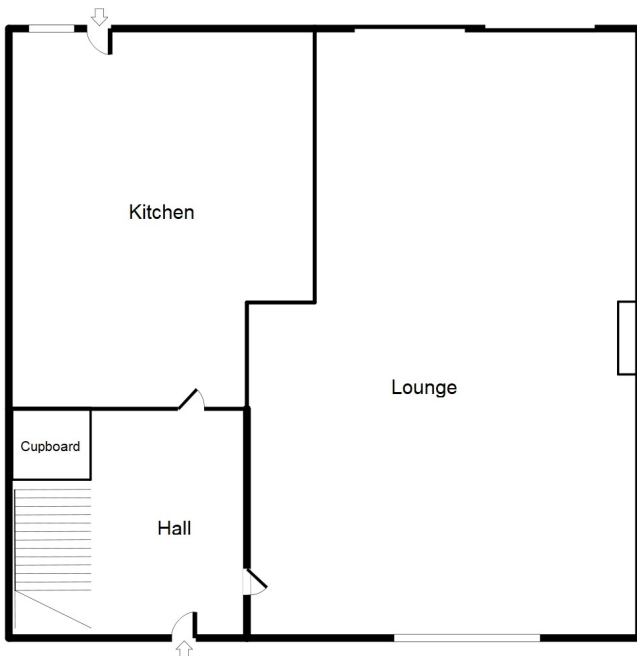
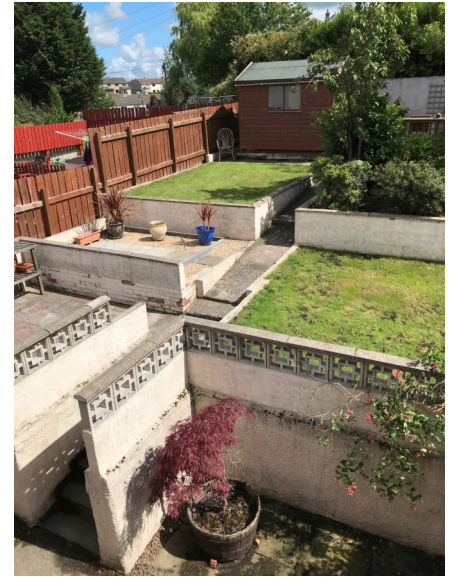
This two bedroom end-terraced house is situated in the popular town of Elgin within walking distance from all local amenities and Elgin High Street. Benefiting from gardens front and rear, this home is in move-in condition with a modern kitchen, spacious living room, two double bedrooms (one with built-in wardrobe) and a family bathroom. There is double glazing throughout, gas central heating and front and rear access to the property. This would make a lovely first-time home or an ideal 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 5.67m x 3.32m 18'7" x 10'11"
- Kitchen 3.43m x 2.62m 11'3" x 8'7"
- Bedroom 1 3.80m x 2.81m 12'6" x 9'3"
- Bedroom 2 3.44m x 2.78m 11'3" x 9'2"
- Bathroom 1.95m x 1.70m 6'5" x 5'7"



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.