

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 Around £120,000

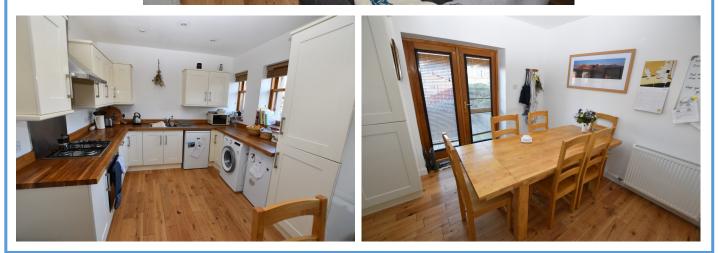
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This traditional mid-terraced, two bedroom house is situated in the heart of Elgin, just walking distance from the Cathedral and all local amenities. With a rear garden and onstreet parking, this property comprises an open plan kitchen/diner, good 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.









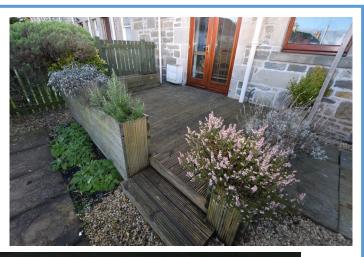




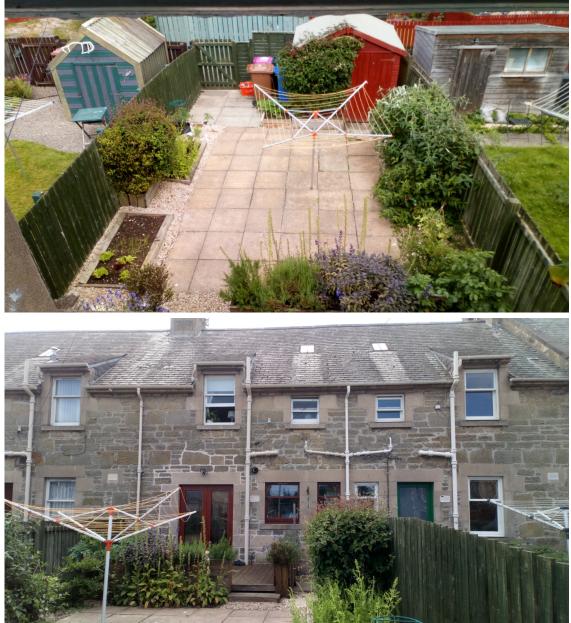
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٠	Kitchen/Diner	5.24m x 3.01m	17′2″ x 9′10″
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- 14'10" x 12'4" Lounge 4.52m x 3.75m ٠
- Bedroom 1 3.75m x 3.46m 12'4" X 11'4"
- 13'4" x 8'8" Bedroom 2 4.07m x 2.64m
- 6'9" x 5'9" 2.06m x 1.76m Bathroom .



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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.

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