

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: £10,000 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 Around  
£120,000**

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.