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## 35 Blantyre Place Elgin IV30 4DN

**Reduced: £20,000 Below Valuation**



This traditional stone and slate three bedroom semi-detached house is situated in the popular residential area of Bishopmill, within easy walking distance of schools, Elgin town centre and local amenities

SEMI-DETACHED HOUSE  
THREE DOUBLE BEDROOMS  
GARDENS TO FRONT, SIDE AND REAR  
OUTBUILDINGS  
OFF-STREET PARKING  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING E  
COUNCIL TAX BAND C  
VIEWING HIGHLY RECOMMENDED

Offers Around  
£135,000

E773

This traditional stone and slate three bedroom semi-detached house is situated in the popular residential area of Bishopmill, close to schools and local amenities and within easy walking distance of Elgin town centre.

With gas central heating and double glazing, the accommodation would benefit from some upgrading and modernisation but offers plenty of potential to make a lovely family home.

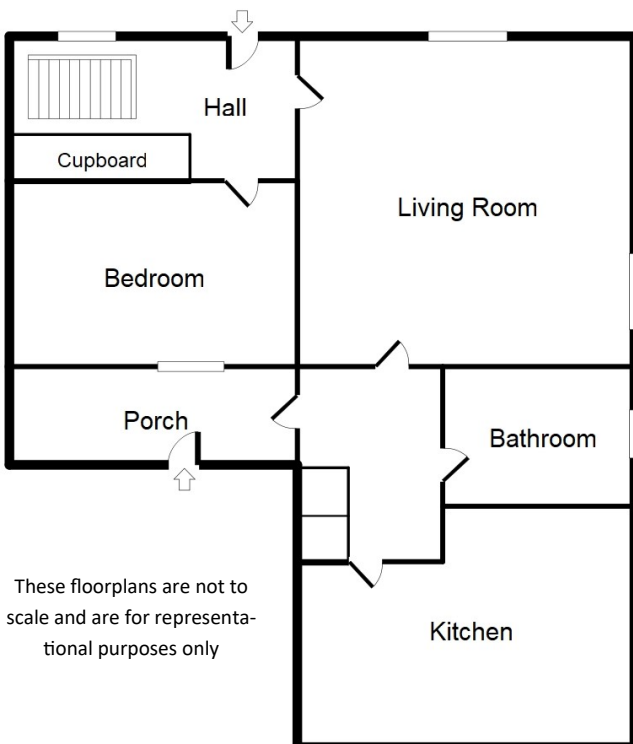
On the ground floor are an entrance hall, bedroom, living room, rear hallway, good sized kitchen and a porch. Upstairs are a landing and two double bedrooms. A viewing is highly recommended.





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

- Lounge 4.89m x 3.63m 16'0" x 11'11"
- Kitchen 4.06m x 3.46m 13'4" x 11'4"
- Bathroom 2.28m x 2.14m 7'6" x 7'0"
- Bedroom 1 2.96m x 2.81m 9'9" x 9'3"
- Bedroom 2 3.68m x 3.57m 12'1" x 11'9"
- Bedroom 3 3.06m x 2.95m 9'8" x 10'1"



**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.