

CLUNY ESTATE AGENTS

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36 Bruceland Road Elgin IV30 1SF



This end-terrace two bedroom bungalow has gardens front, side and rear and off-street parking and is situated in the West End of Elgin within easy reach of local amenities

**END-TERRACE BUNGALOW
TWO DOUBLE BEDROOMS
GARDENS FRONT, SIDE AND REAR
OFF-STREET PARKING
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£130,000**

E794

This end-terrace two bedroom bungalow is situated in the West End of Elgin, close to Dr Gray's Hospital and West End Primary School and within walking distance of local amenities. Benefiting from gas central heating, double glazing and solid oak flooring through the living areas, the property is in walk-in condition and comprises: Entrance hall, living room, two double bedrooms (one with fitted wardrobe), rear hall with storage cupboard, kitchen and shower room.

Low maintenance garden grounds are to the front, side and rear of the property, along with off-street parking for two cars. To the rear is a workshop with parking behind and a garden room with built-in store.

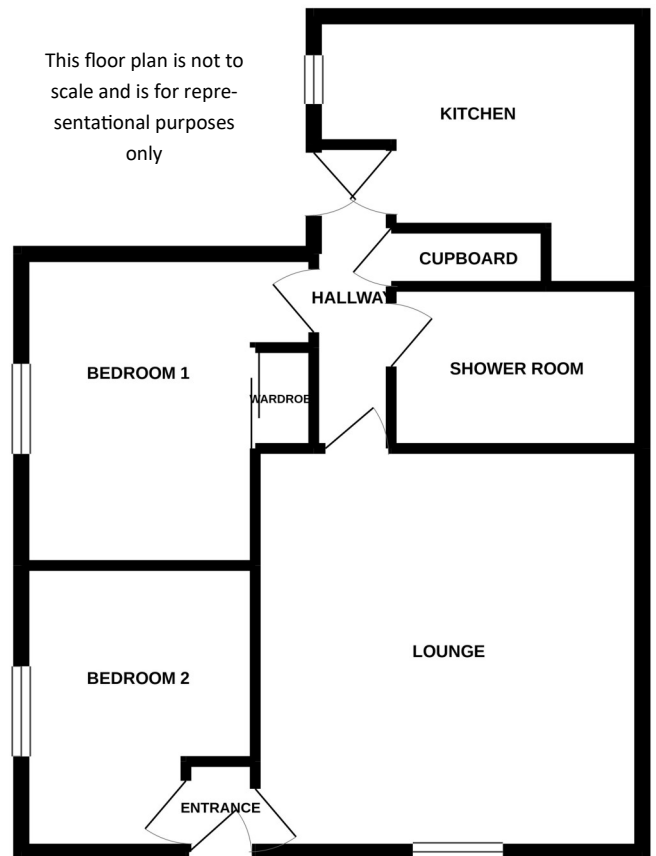
Included in the sale are all curtains, blinds and light fittings, fridge/freezer and washing machine. This property would make an ideal first-time buy, retirement property or investment purchase and a viewing is highly recommended.





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

- Kitchen 3.26m x 2.67m 10'8" x 8'9"
- Lounge 4.65m x 3.81m 15'3" x 12'6"
- Bedroom 1 3.41m x 2.81m 11'2" x 9'3"
- Shower Room 2.15m x 1.66m 7'1" x 5'6"
- Bedroom 2 3.36m x 2.81m 11'0" x 9'3"



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.

