

CLUNY ESTATE AGENTS

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47 Mayne Road
Elgin IV30 1PF

REDUCED BY £5000



This traditional three bedroom semi-detached town house is located in the West End of Elgin and would make a lovely family home

TRADITIONAL SEMI-DETACHED HOUSE

WEST END LOCATION

THREE BEDROOMS PLUS ATTIC ROOM

SECONDARY GLAZING

GAS CENTRAL HEATING

GARDEN AND GARAGE

OFF-STREET PARKING

EPC RATING D

COUNCIL TAX BAND E

VIEWING HIGHLY RECOMMENDED

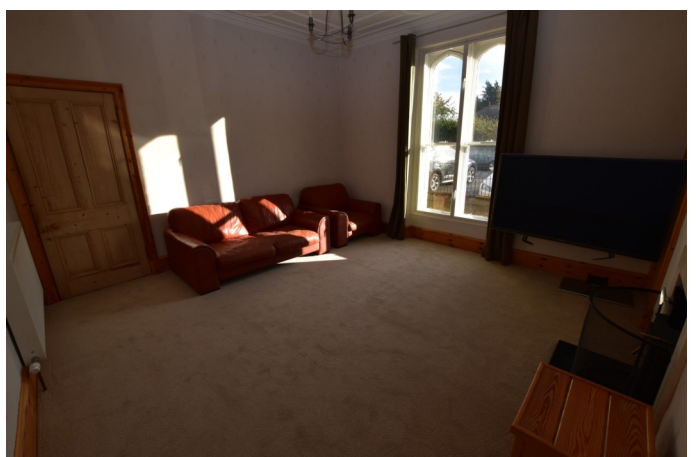
Reduced to
£270,000

E800

This traditional three bedroom semi-detached town house is located in the West End of Elgin, close to West End Primary School and Dr Gray's Hospital and just a short walk from Elgin town centre and local amenities.

The spacious accommodation retains many original features including a stained glass window to the stairwell and comprises: Good sized entrance vestibule, large family room with wood-burning stove, modern WC, second living room with fireplace and door to the garden, kitchen with patio doors to the rear garden and separate dining room with wood-burning stove. Upstairs are two double bedrooms with built-in wardrobes, one with en suite bathroom, a single bedroom and a family bathroom. Access to the attic room is from the landing via a loft ladder.

At the rear of the property is a garage accessed from the neighbouring street. With gas central heating and secondary glazing to most windows, this property is in a very desirable location and has great potential to make a lovely family home. We highly recommend a viewing.







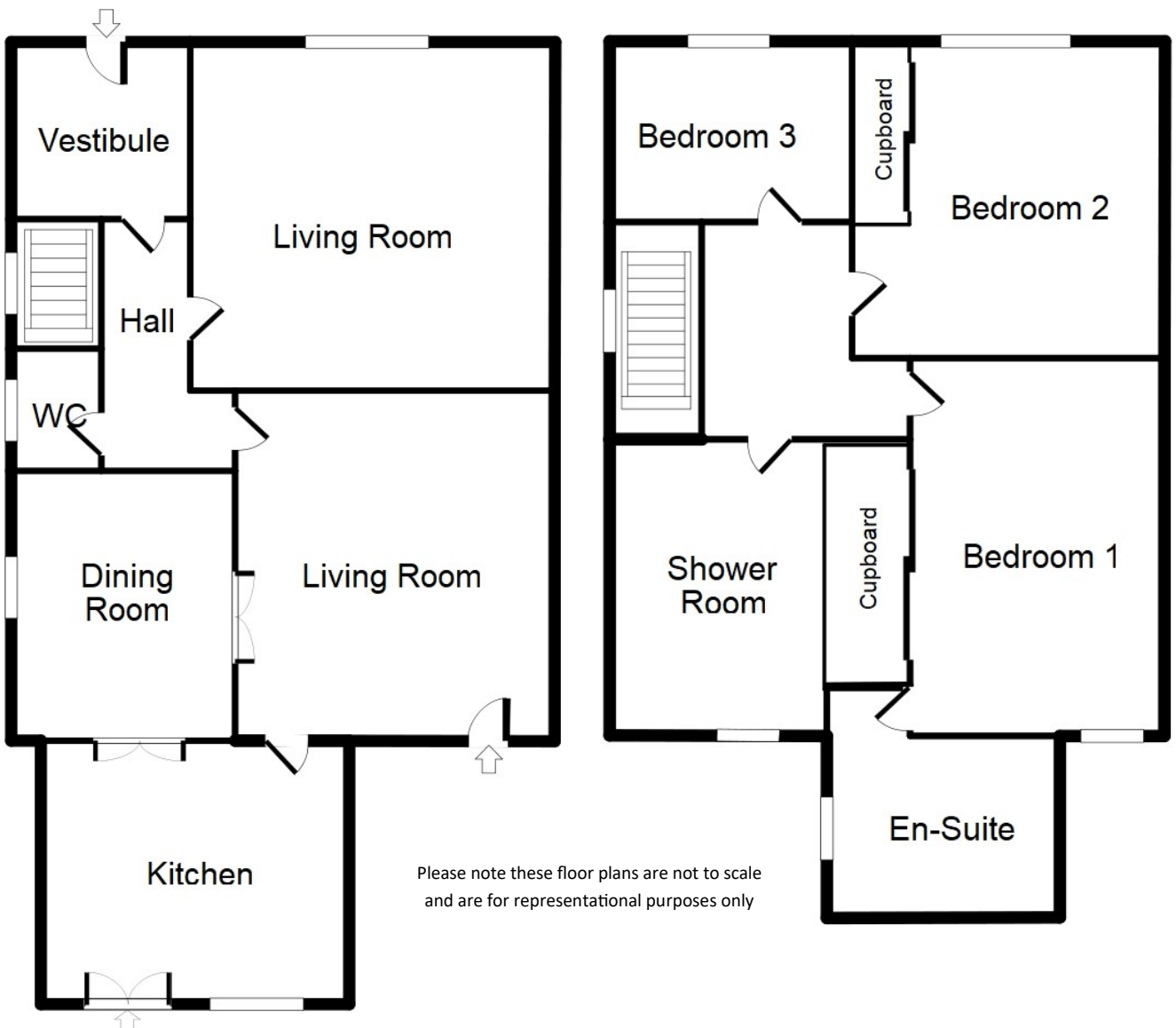




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**



• Vestibule	1.99m x 1.82m	6'6" x 6'
• Family Room	4.39m x 4.35m	14'5" x 14'3"
• WC	1.91m x 0.80m	6'3" x 2'8"
• Living Room	4.51m x 3.57m	14'9" x 11'9"
• Dining Room	3.31m x 2.75m	10'10" x 9'0"
• Kitchen	4.58m x 3.56m	15'0" x 11'8"
• Bedroom 1	4.43m x 3.23m	14'6" x 10'7"
• En Suite	2.02m x 1.92m	6'8" x 6'4"
• Bedroom 2	4.08m x 3.58m	13'5" x 11'9"
• Bathroom	3.10m x 2.04m	10'2" x 6'8"
• Bedroom3	2.56m x 2.47m	8'5" x 8'1"
• Attic Room	4.14m x 3.49m	13'7" x 11'6"



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.