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## 10 Easter Road Kinloss IV36 3XZ



This spacious end-terraced property in the village of Kinloss has two double bedrooms and front and rear gardens and would make an ideal first-time buy or investment purchase

**END-TERRACED HOUSE**

**TWO DOUBLE BEDROOMS**

**GARDENS AND DRIVEWAY**

**GAS CENTRAL HEATING**

**DOUBLE GLAZING**

**EPC RATING D**

**COUNCIL TAX BAND A**

**VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£100,000**

**E806**

This two bedroom end-terraced house is in walk-in condition but could benefit from some cosmetic upgrading. Situated in the village of Kinloss, just a short drive from Findhorn Bay, this spacious property comprises: Entrance porch and vestibule, ample storage, large living room with dining space, kitchen and separate utility room, two double bedrooms and a family bathroom.

Benefiting from double glazing and gas central heating, there is plenty of garden space to the front and rear of the property.

This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.

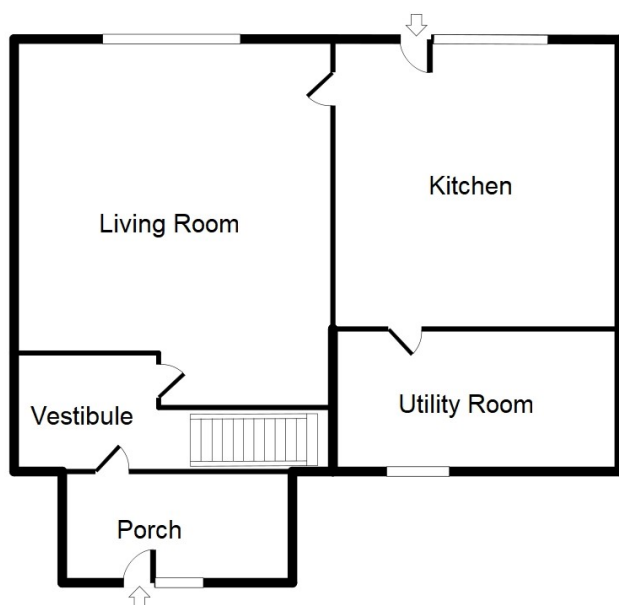






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

• Kitchen	3.59m x 2.08m	11'9" x 6'10"
• Utility	1.90m x 1.90m	6'3" x 6'3"
• Lounge	4.44m x 4.31m	14'7" x 14'2"
• Vestibule	2.92m x 1.34m	9'7" x 4'5"
• Bedroom 1	4.48m x 2.82m	14'8" x 9'3"
• Bathroom	1.93m x 1.89m	6'4" x 6'3"
• Bedroom 2	3.63m x 2.74m	11'11" x 9'



Please note these floorplans are not to scale and are for representational purposes only

#### 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.