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## 5 Calcots Court Elgin IV30 4BG



This three bedroom mid-terraced house is situated in an established residential area of Elgin, close to local amenities, and would make an ideal first-time buy or family home

**MID-TERRACED HOUSE  
THREE BEDROOMS  
FRONT AND REAR GARDENS  
DOUBLE GLAZING  
GAS CENTRAL HEATING  
EPC RATING D  
COUNCIL TAX BAND B  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£105,000**

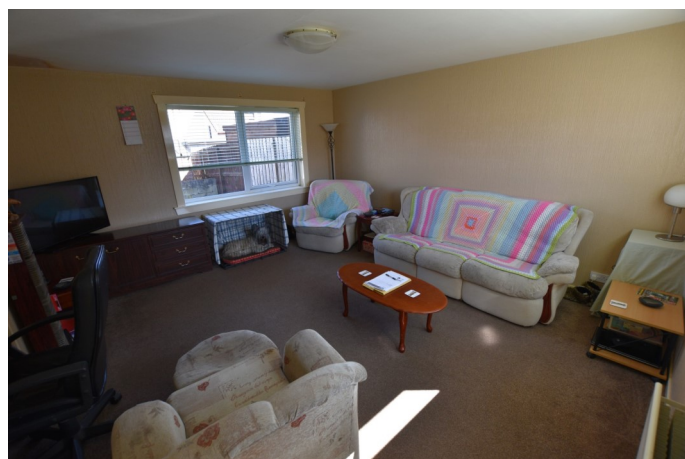
E819

This three bedroom mid-terrace house is situated in an established residential area of Elgin, within easy reach of local amenities.

The accommodation comprises: Entrance hallway, good sized kitchen, spacious living room, downstairs wc, three double bedrooms and family bathroom.

With storage throughout, gas central heating and double glazing, there are gardens to the front and rear of the property, a timber shed and a shared parking area.

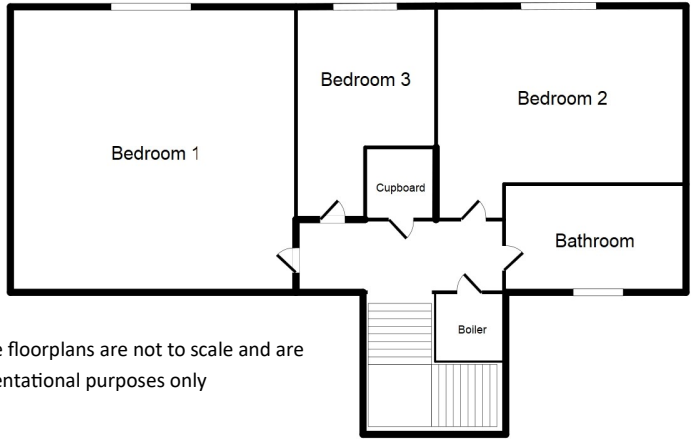
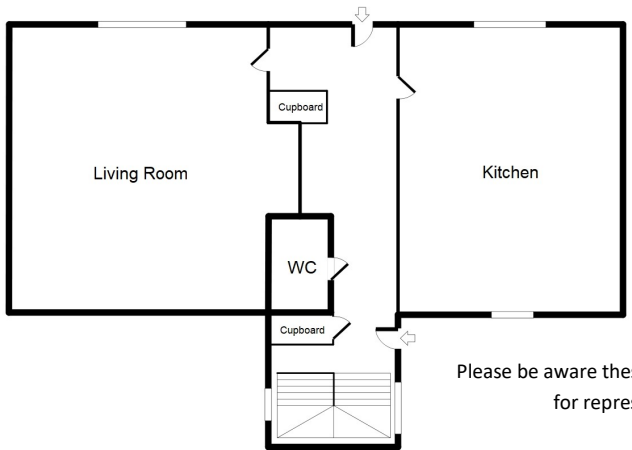
This would make an ideal first-time buy or family home and we highly recommend a viewing.





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

- Lounge 4.49m x 4.05m 14'9" x 13'4"
- Kitchen 4.47m x 2.59m 14'8" x 8'6"
- WC 1.74m x 0.82m 5'9" x 2'8"
- Bathroom 2.56m x 1.61m 8'5" x 5'3"
- Bedroom 1 3.51m x 2.78m 11'6" x 9'1"
- Bedroom 2 4.50m x 2.75m 14'9" x 9'0"
- Bedroom 3 3.41m x 2.17m 11'2" x 7'2"



Please be aware 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.

