

# CLUNY ESTATE AGENTS

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36 The Views, Deanshaugh  
Road, Elgin IV30 4JA

**CLOSING DATE: WEDNESDAY 26th MAY, 12 noon**



This two bedroom end-terraced house in walk-in condition is situated in the popular residential area of Bishopmill and would make an ideal first-time buy or investment purchase

END-TERRACED HOUSE  
TWO DOUBLE BEDROOMS  
BALCONY  
GARDEN AND SHED  
PARKING SPACE  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING C  
COUNCIL TAX BAND C  
VIEWING HIGHLY RECOMMENDED

Offers Around  
£150,000

E837

This two bedroom end-terraced house is situated in the popular residential area of Bishopmill, within easy access of local amenities.

In walk-in condition, the accommodation comprises: Entrance hall, modern kitchen, light and airy living room with patio doors to the rear garden and wc. Upstairs are two double bedrooms, one with built-in wardrobe and access to the rear balcony which has lovely views over Elgin, and a shower room.

Outside is an enclosed, low maintenance rear garden with a timber shed and there is an allocated parking space.

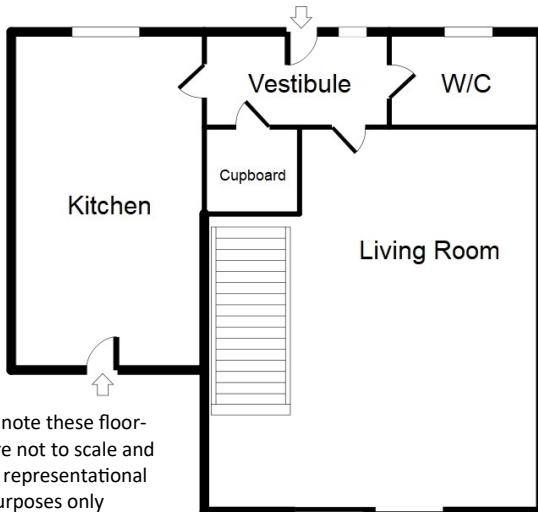
With gas central heating and double glazing, this would make an ideal first-time buy or investment purchase and we highly recommend a viewing.



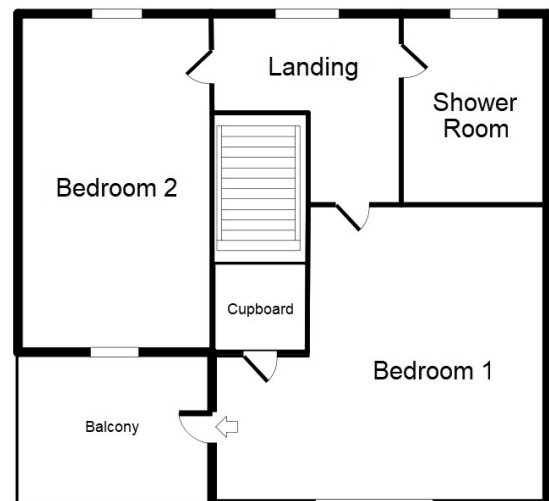


**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen 3.59m x 2.29m 11'9" x 7'6"
- Lounge 3.94m x 3.56m 12'11" x 11'8"
- WC 1.49m x 1.35m 4'11" x 4'5"
- Bedroom 1 3.59m x 2.31m 11'9" x 7'7"
- Shower Room 2.30m x 1.54m 7'7" x 5'1"
- Bedroom 2 3.56m x 2.97m 11'8" x 9'9"



Please note these floor-plans 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.