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## 11 Alba Place, Bishopmill, Elgin IV30 4JN



This newly renovated three bedroom semi-detached house with off-street parking in the popular residential area of Bishopmill would make an ideal family home or investment purchase

**SEMI-DETACHED HOUSE  
THREE BEDROOMS  
NEWLY RENOVATED  
BATHROOM AND SHOWER  
ROOM  
LOW MAINTENANCE FRONT  
AND REAR GARDENS  
OFF-STREET PARKING  
EPC RATING C  
COUNCIL TAX BAND C  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£170,000**

**E823**

This newly renovated three bedroom semi-detached house is situated in the popular residential area of Bishopmill, close to primary and secondary schools and within easy access of Elgin town centre.

The accommodation comprises: Open plan modern kitchen/dining/living room, shower room and double bedroom. Upstairs are two further double bedrooms with built-in wardrobes and a bathroom.

The property has been upgraded with a new roof, patio areas to the front and rear, newly installed gas central heating and double glazed windows.

In walk-in condition and with off-street parking, this would make an ideal family home or investment purchase and we highly recommend a viewing.





If you think-

are ing of

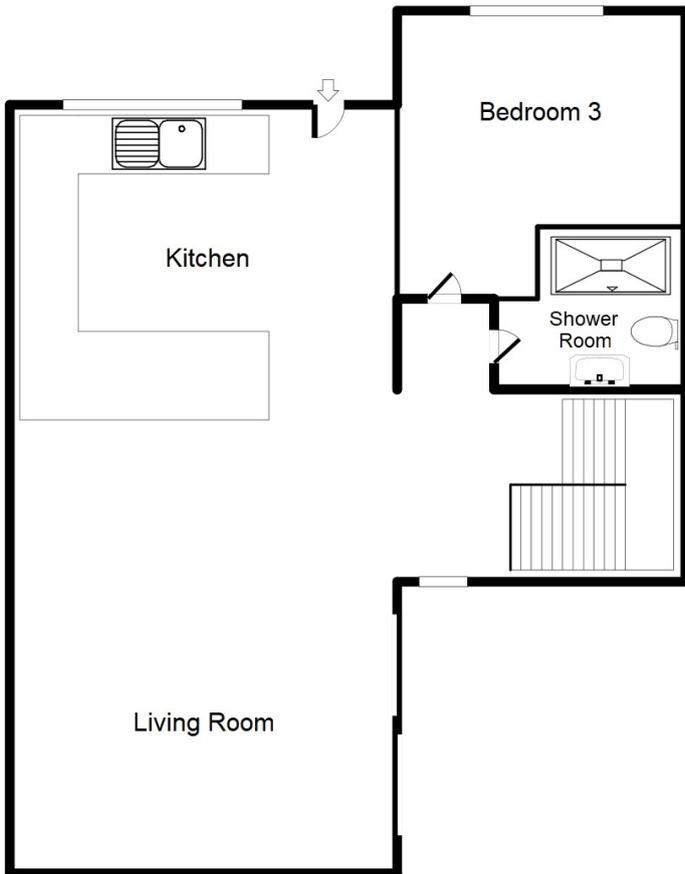




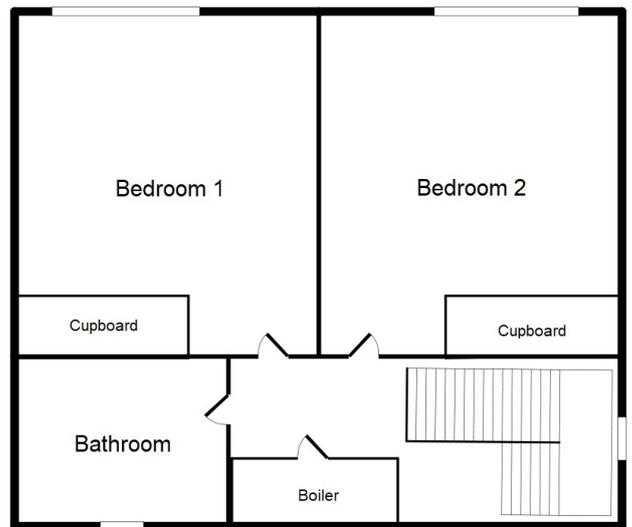




- Kitchen/living/diner 10.66m x 2.92m 35'0" x 9'7"
- Bedroom 1 3.88m x 2.81m 12'9" x 9'3"
- Shower Room 1.84m x 1.72m 6'0" x 5'8"
- Bedroom 2 4.19m x 2.95m 13'9" x 9'8"
- Bedroom 3 4.20m x 2.94m 13'9" x 9'8"
- Bathroom 2.02m x 1.75m 6'7" x 5'9"



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.