

CLUNY ESTATE AGENTS

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20 Academy Street
Elgin IV30 1LP

REDUCED: £40,000 BELOW VALUATION



This traditional four bedroom town house offers accommodation over three floors and an enclosed rear garden and would make an ideal family home

TRADITIONAL TOWN HOUSE
FOUR BEDROOMS
LARGE ENCLOSED REAR GARDEN
BLOCK-BUILT SHED
SOUGHT AFTER LOCATION
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND D
VIEWING HIGHLY RECOMMENDED

Offers Around
£210,000

E721

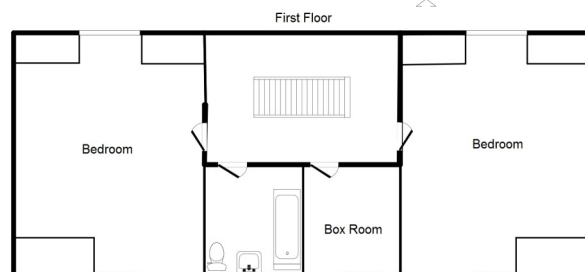
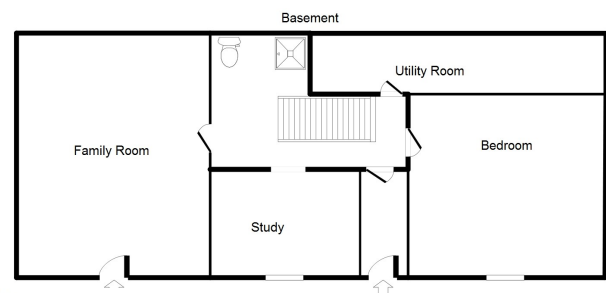
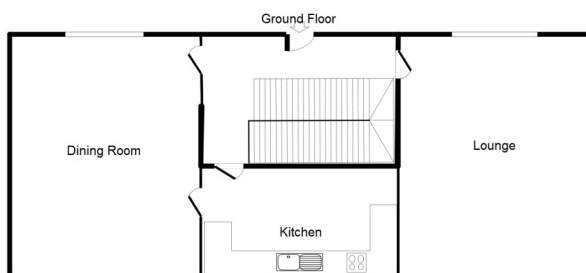
This large four bedroom mid-terraced town house is situated in the popular town of Elgin, just walking distance from Elgin High Street and all local amenities. With accommodation on three floors and a large enclosed rear garden with outside storage including block-built shed, this property has plenty to offer as a family home or investment purchase. The basement level has a utility room, double bedroom, modern shower room, family room, study and access to the garden from the back door and family room. The ground floor comprises the kitchen, large dining room, lounge and access from the front door onto Academy Street. The first floor has three bedrooms, family bathroom and ample storage. Benefiting from gas central heating and double glazing throughout, this property is great value for money. A viewing is highly recommended.





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

- Lounge 5.25m x 4.22m 17'3" x 13'10"
- Kitchen 4.08m x 2.91m 13'4" x 9'7"
- Dining Room 5.23m x 3.61m 17'2" x 11'10"
- Bedroom 1 4.40m x 3.74m 14'5" x 12'3"
- Bedroom 2 4.36m x 3.15m 14'4" x 10'4"
- Bathroom 2.01m x 2.02m 6'7" x 6'8"
- Bedroom 3 2.72m x 2.05m 8'11" x 6'9"
- Utility 5.80m x 1.14m 19'0" x 3'9"
- Bedroom 4 3.46m x 3.52m 11'4" x 11'7"
- Study 3.35m x 1.61m 11'0" x 5'4"
- Shower Room 1.99m x 2.08m 6'6" x 6'10"
- Family Room 4.98m x 3.24m 16'4" x 10'7"



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.