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25 Doocot Court Elgin IV30 6LF



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

**SEMI-DETACHED HOUSE
THREE BEDROOMS
FRONT AND REAR GARDENS
OFF-STREET PARKING AREA
WITH ALLOCATED SPACE
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND C
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£160,000**

E864

This three bedroom semi-detached house is situated in an established residential area of New Elgin, close to local amenities.

The accommodation comprises: Front door leading into the spacious living room, kitchen/diner with patio doors to the enclosed rear garden, wc with potential to become a shower room, stairs leading to the upstairs landing, two double bedrooms and one single bedroom and a family bathroom.

With gas central heating and double glazing, the property also benefits from front and rear gardens and allocated parking space.

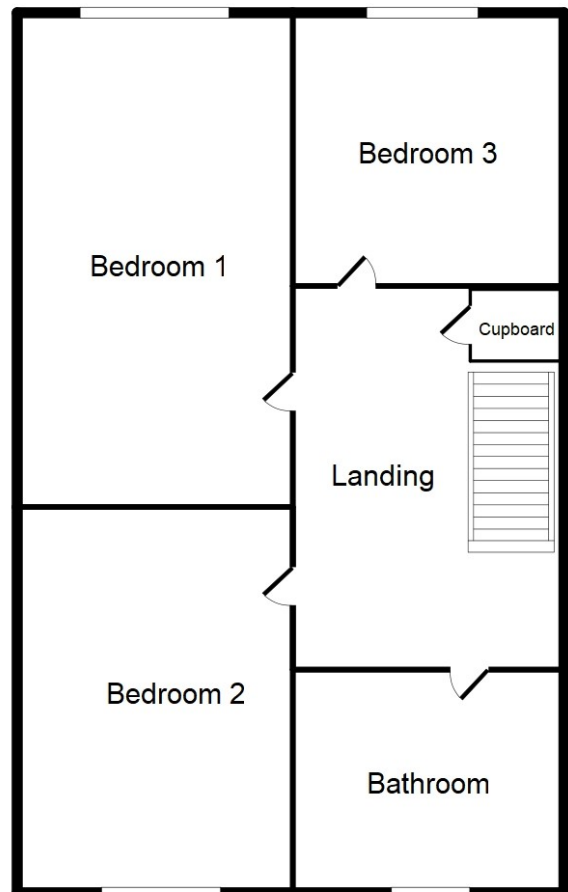
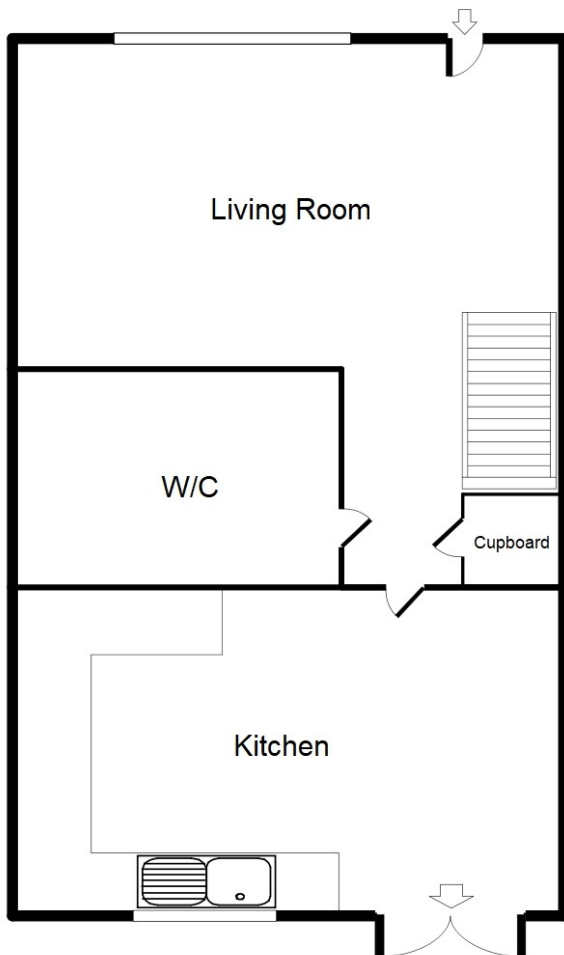
This would make an ideal first-time buy or family home and we highly recommend a viewing.





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

- Kitchen 4.59m x 2.62m 15'1" x 8'7"
- Lounge 4.61m x 3.62m 15'1" x 11'11"
- WC 2.41m x 1.68m 7'11" x 5'6"
- Bedroom 1 4.53m x 2.44m 14'10" x 8'0"
- Bedroom 2 3.48m x 2.49m 11'5" x 8'2"
- Bathroom 2.02m x 1.69m 6'8" x 5'6"
- Bedroom 3 2.90m x 2.07m 9'6" x 6'9"



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.