

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

## 3 Forteath Street Elgin IV30 1PN



This traditional three bedroom terraced house with garden and off-street parking is situated within easy walking distance of Dr Gray's Hospital and Elgin town centre

**TRADITIONAL TERRACED HOUSE  
THREE BEDROOMS  
OFF-STREET PARKING  
REAR GARDEN WITH BLOCK-BUILT STORE  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING E  
COUNCIL TAX BAND C  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£130,000**

E825

This traditional three bedroom terraced house is situated in the West End of Elgin, just a stone's throw from Dr Gray's Hospital and Maryhill Health Centre, and within easy walking distance of Elgin town centre, transport links and local amenities.

The front door at the rear of the property leads to a hallway, living room, kitchen and dining room/bedroom 3. Upstairs are two double bedrooms with storage, and a bathroom.

Benefiting from gas central heating and double glazing, the property has a rear garden with block-built store and off-street parking with shared access from Pluscarden Road.

Offering lots of potential, this well situated property would make an ideal first-time buy or investment purchase and we highly recommend a viewing.

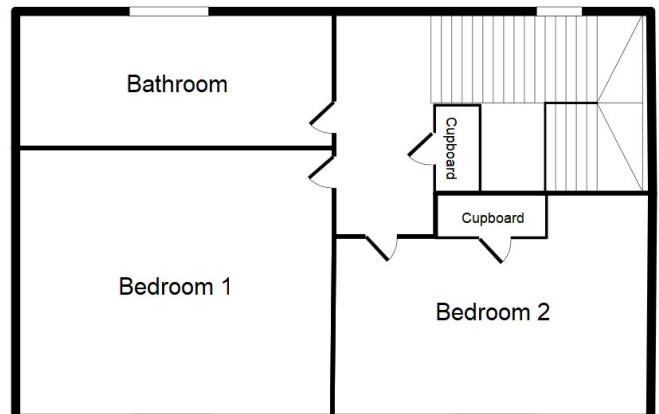
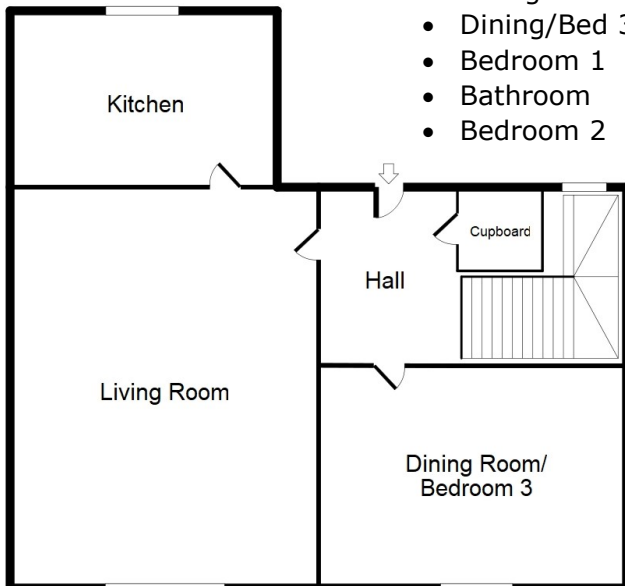




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- Kitchen 2.92m x 2.27m 9'7" x 7'5"
- Lounge 5.04m x 2.99m 16'7" x 9'10"
- Dining/Bed 3 3.76m x 2.69m 12'4" x 8'10"
- Bedroom 1 3.13m x 2.99m 10'3" x 9'10"
- Bathroom 2.95m x 1.47m 9'8" x 4'10"
- Bedroom 2 3.79m x 2.70m 12'5" x 8'10"



Please note these floorplans are not to scale

**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.