

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E [elgin@clunys.co.uk](mailto:elgin@clunys.co.uk)

W [www.clunys.co.uk](http://www.clunys.co.uk)

## 5 Gordon Street New Elgin IV30 6DA



This two bedroom semi-detached bungalow in an established residential area has large front and rear gardens, driveway and a single garage.

**SEMI-DETACHED BUNGALOW  
TWO BEDROOMS  
DRIVEWAY  
SINGLE GARAGE  
LARGE GARDEN  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING D  
COUNCIL TAX BAND B  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£135,000**

E876

This immaculate two bedroom semi-detached bungalow is situated in an established residential area of New Elgin, close to local amenities. In walk-in condition, the accommodation comprises: Entrance vestibule, hallway, good sized living room, kitchen and rear porch with access to the garden, two double bedrooms (one with built-in wardrobe) and a modern bathroom.

With large gardens front and rear, a driveway and single garage, the property also benefits from gas central heating and double glazing. This would make an ideal first-time buy, retirement property or investment purchase and we highly recommend a viewing.



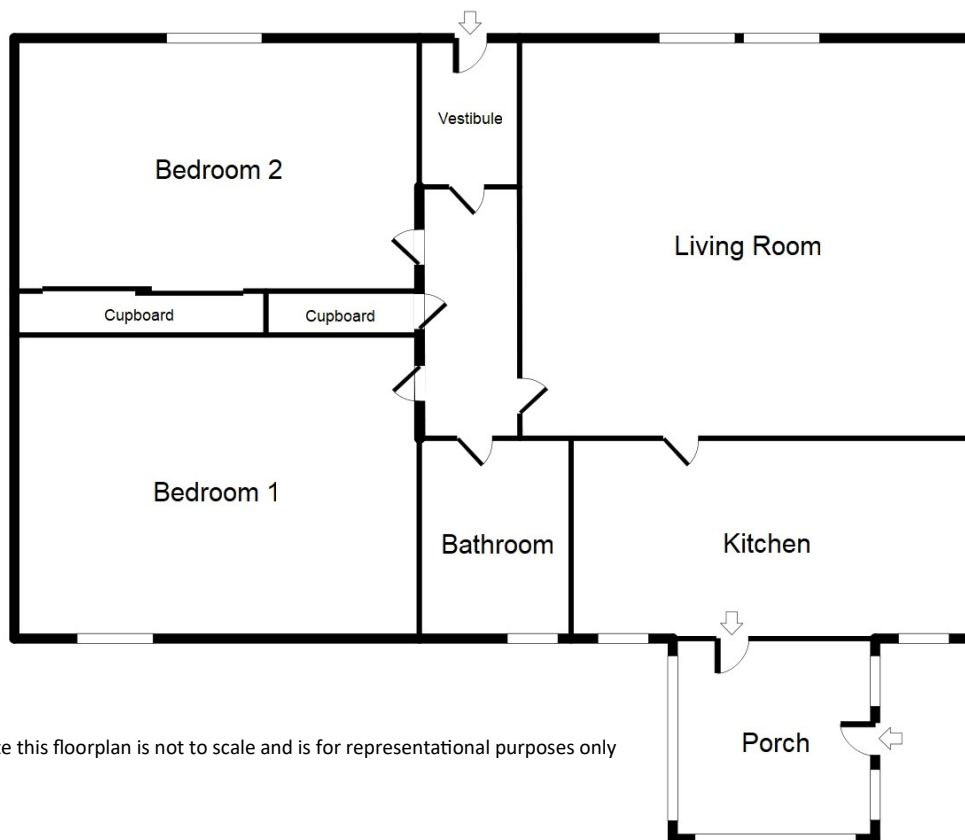




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- Vestibule 1.09m x 1.04m 3'7" x 3'5"
- Kitchen 3.76m x 2.19m 12'4" x 7'2"
- Lounge 4.23m x 3.75m 13'11" x 12'4"
- Bedroom 1 3.24m x 2.91m 10'8" x 9'7"
- Bathroom 2.21m x 1.42m 7'3" x 4'8"
- Bedroom 2 2.96m x 2.41m 9'8" x 7'11"
- Rear Vestibule 1.86m x 1.69m 6'1" x 5'7"



Please note this floorplan is not to scale and is 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.