

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

18b Waterside Street Elgin IV30 4LU



This newly refurbished two bedroom property is conveniently situated just a short distance from Elgin town centre and local amenities and would make an ideal first-time buy or investment purchase

**SEMI-DETACHED HOUSE
NEWLY REFURBISHED
TWO BEDROOMS
TWO SHOWER ROOMS
REAR TERRACED GARDEN
INTEGRAL GARAGE
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND C
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£158,000**

E894

This completely refurbished two bedroom property is conveniently situated just a short distance from Elgin town centre and local amenities.

The accommodation, which is in immaculate condition and has new floor coverings throughout, comprises: Entrance hallway with internal access to the garage, utility room, shower room with walk-in shower, to the first floor an open plan living room/newly fitted kitchen with access to the garden and a bedroom and, to the second floor, a second bedroom and shower room. Both shower rooms have been newly fitted and benefit from walk-in showers.

To the rear of the property is a terraced garden with decking and steps leading to a seating area at the top level.

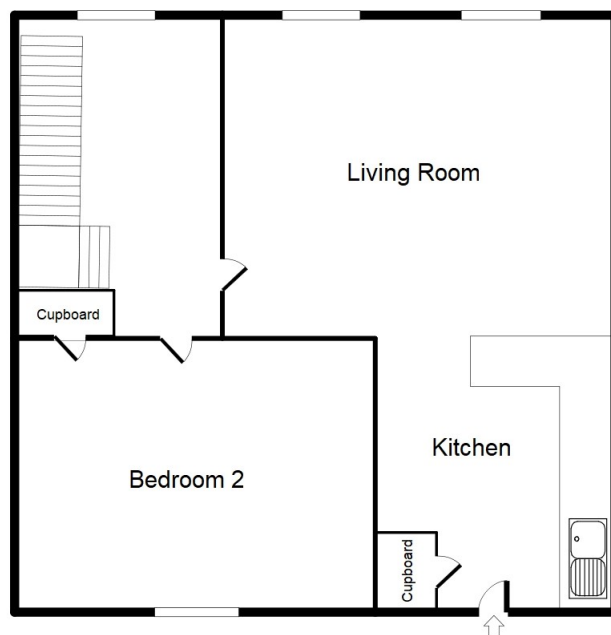
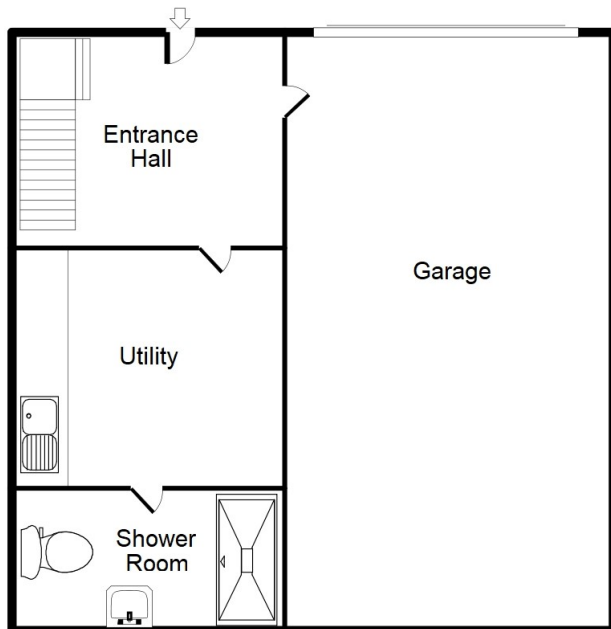
With gas central heating and double glazing, this would make an ideal first-time buy or investment purchase and we highly recommend a viewing.



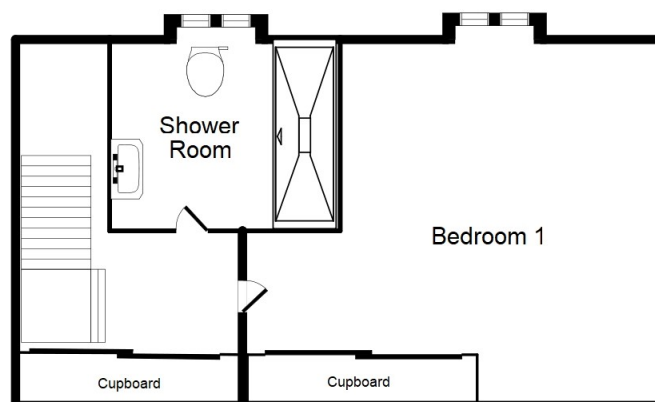


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen/Living 6.18m x 3.79m 20'3" x 12'5"
- Bedroom 2 3.18m x 2.45m 10'5" x 8'0"
- Bedroom 1 3.53m x 2.98m 11'7" x 9'9"
- Shower Room 2.36m x 1.73m 7'9" x 5'8"
- Utility 2.50m x 2.25m 8'3" x 7'5"
- Garage 5.87m x 3.10m 19'3" x 10'2"
- WC/Shower 2.38m x 1.10m 7'10" x 3'7"



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.