

CLUNY ESTATE AGENTS

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14 East Back Street Elgin IV30 4EQ



This two bedroom mid-terrace property is within walking distance of all local amenities and Elgin town centre and would make an ideal first-time buy or investment purchase

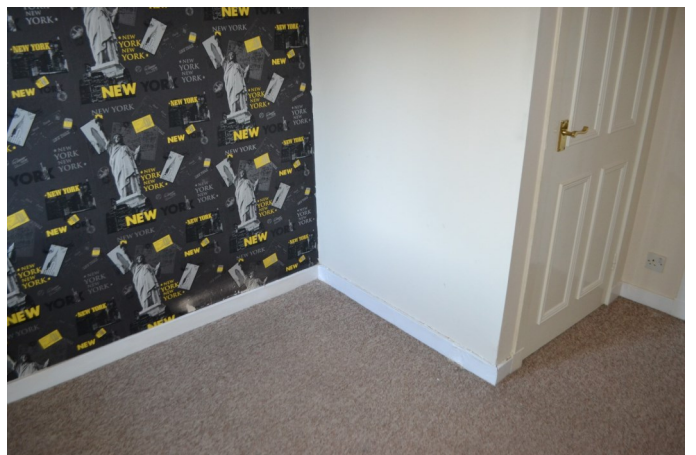
**MID-TERRACED HOUSE
TWO BEDROOMS
REAR GARDEN WITH SHED
IDEAL INVESTMENT PURCHASE
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING E
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£108,000**

E658

This traditional, spacious, two bedroom, mid terraced house is situated in the popular town of Elgin within walking distance of the town centre and all local amenities. Benefitting from gas central heating and Upvc double glazing throughout, this property has on-street parking with enclosed rear garden and concrete shed. Comprising entrance hallway, large kitchen, separate living room with gas fire, two double bedrooms with built in wardrobes and a family bathroom with shower over the bath. In need of some cosmetic upgrading, this house would make an ideal first time buy or an investment purchase. 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 4.15m x 3.65m 13'7" x 12'
- Kitchen 4.46m x 4.01m 14'8" x 13'2"
- Bedroom 2 3.03m x 2.50m 9'11" x 8'2"
- Bedroom 1 3.96m x 3.61m 13' x 11'10"
- Bathroom 2.08m x 1.69m 6'10" x 5'7"



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.