

# CLUNY ESTATE AGENTS

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25 South Guildry Street  
Elgin IV30 1QN

**Reduced: £51,000 Below Valuation**



This traditional stone-built town house is conveniently situated for Elgin town centre and all local amenities and offers great potential as a family home or Bed & Breakfast accommodation

TRADITIONAL STONE-BUILT TOWN HOUSE

SIX BEDROOMS

ON-STREET PARKING

GARDEN

IDEAL INVESTMENT PURCHASE

GAS CENTRAL HEATING

DOUBLE GLAZING

EPC RATING F

COUNCIL TAX BAND D

VIEWING HIGHLY RECOMMENDED

Offers Over  
£169,000

E677

This large semi-detached town house, equipped for an HMO licence, is situated within walking distance of Elgin's town centre and all local amenities. Benefiting from gas central heating and double glazing throughout, this property would make an ideal investment purchase. In need of cosmetic upgrading throughout, this property offers ample potential to the right buyer. Comprising accommodation on three floors, rear garden with walkway access to the front and on-street parking. 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 4.66m x 3.39m 15'3" x 11'1"
- Dining Room 3.20m x 2.41m 10'6" x 7'11"
- Kitchen 3.40m x 3.04m 11'2" x 10'0"
- Bedroom 1 4.57m x 3.73m 15'0" x 12'3"
- Bedroom 2 4.55m x 3.38m 14'11" x 11'1"
- Bedroom 3 4.57m x 3.71m 15'0" x 12'2"
- Bedroom 4 2.37m x 2.12m 7'9" x 7'0"
- Bathroom 3.04m x 2.46m 10'0" x 8'1"
- Shower 1.94m x 1.81m 6'4" x 6'0"
- Bedroom 5 3.70m x 3.38m 12'1" x 11'1"
- Bedroom 6 3.70m x 3.65m 12'1" x 11'11"



**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.

