

CLUNY ESTATE AGENTS

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44 North Street, Bishopmill,
Elgin IV30 4EF

REDUCED: £15,000 BELOW VALUATION



This traditional stone and slate built two bedroom end-terraced house with off-street parking is conveniently located just a short walk from Elgin town centre and would make an ideal first-time buy or investment purchase.

TRADITIONAL END-TERRACED ONE
AND A HALF STOREY HOUSE
TWO BEDROOMS
PATIO AREA AND OFF-STREET
PARKING
DOUBLE GLAZING
GAS CENTRAL HEATING
EPC RATING E
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED

Offers Around
£85,000

E926

This traditional stone and slate built two bedroom end-terraced house is situated in the established residential area of Bishopmill, within easy reach of local amenities and just a short walk from Elgin town centre.

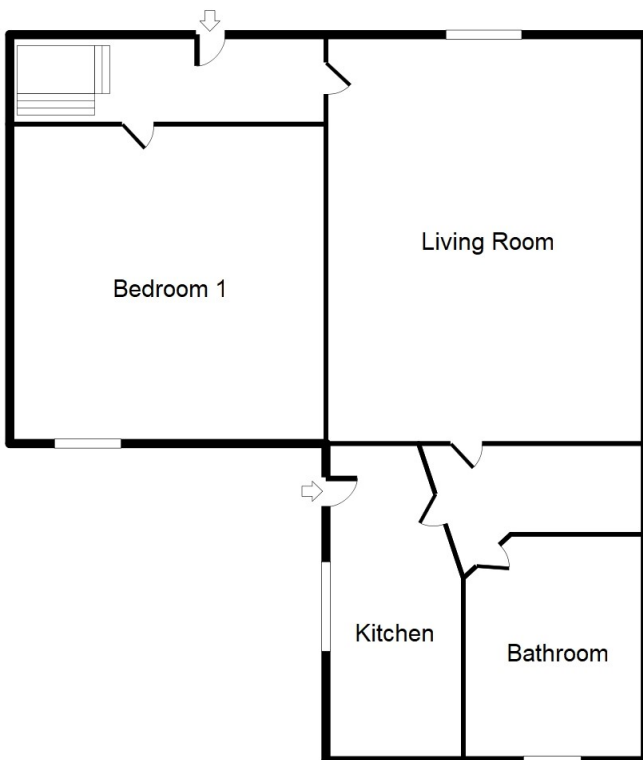
In good condition, the accommodation comprises: Entrance hall, double bedroom, good sized living room, rear vestibule leading to the galley kitchen and bathroom. Upstairs is a second bedroom. To the rear of the property is a low maintenance patio area and off-street parking.

Benefiting from gas central heating and double glazing, this would make an ideal investment opportunity or first-time 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 3.60m x 1.75m
- Bathroom 2.9m x 1.43m
- Utility 1.51m x 1.12m
- Lounge 4.41m x 3.12m
- Bedroom 1 3.27m x 3.19m
- Bedroom 2 6.56m x 3.00m



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.