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13 Hay Street Elgin IV30 1NQ



This two bedroom semi-detached house with driveway, single garage and gardens, is situated in the West End of Elgin, within easy walking distance of local amenities and Elgin town centre.

**SEMI-DETACHED HOUSE
TWO DOUBLE BEDROOMS
SUNROOM
FRONT AND REAR GARDENS
DRIVEWAY
SINGLE GARAGE
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING E
COUNCIL TAX BAND D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£175,000**

E936

This two bedroom semi-detached house is situated in the West End of Elgin, close to the town centre and within easy walking distance of local amenities and transport links.

The accommodation comprises: Entrance vestibule, hallway, kitchen and open plan living/dining room. Upstairs is a landing, two double bedrooms, a bathroom and elevated sun room over the driveway. The property benefits from gas central heating and double glazing.

With a private driveway, single garage and front and rear gardens, this would make an ideal first-time buy and we highly recommend a viewing.







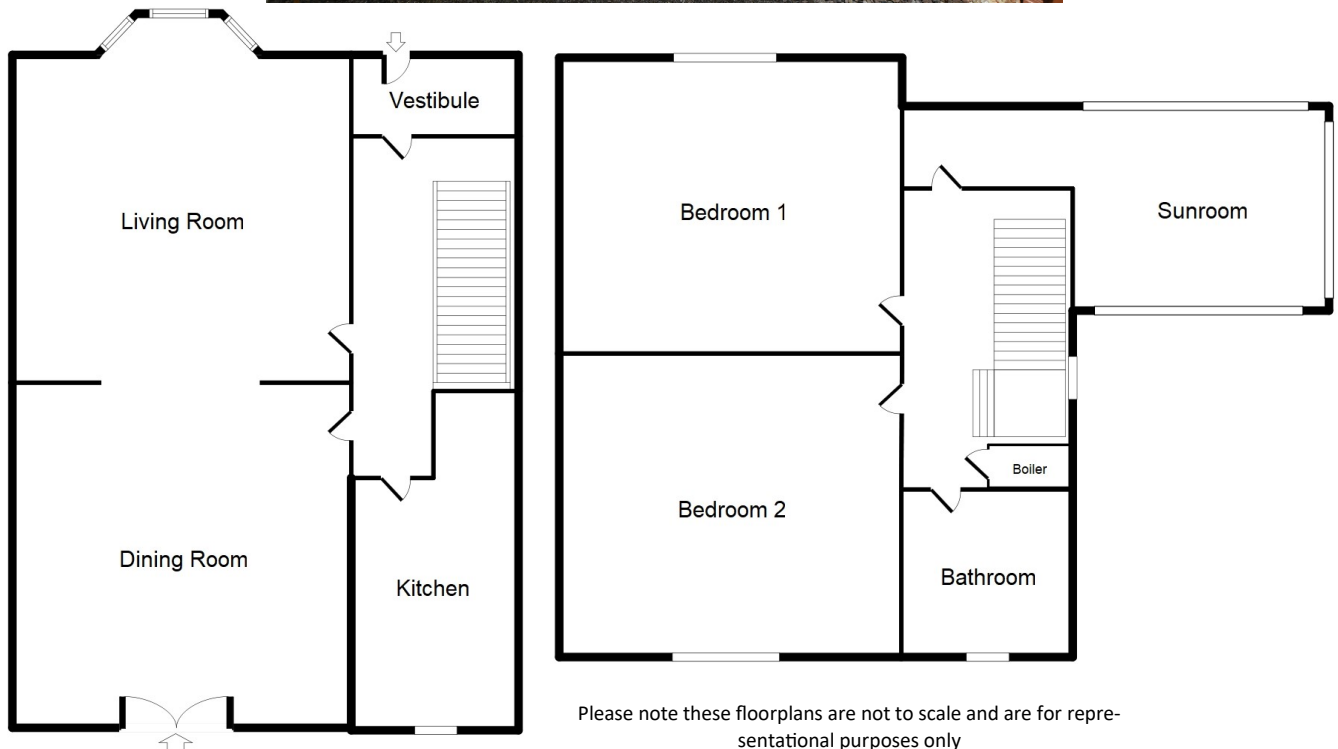






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 3.01m x 2.00m
- Diner 4.13m x 3.35m
- Lounge 3.93m x 3.34m
- Vestibule 1.24m x 1.15m
- Bedroom 1 4.21m x 3.33m
- Bathroom 2.01m x 1.92m
- Bedroom 2 4.01m x 3.34m
- Sun Room 2.82m x 2.51m



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.