

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E [elgin@clunys.co.uk](mailto:elgin@clunys.co.uk)

W [www.clunys.co.uk](http://www.clunys.co.uk)

## 1 Hill Street Craigellachie AB38 9TB



This mid-terraced two bedroom house in the Speyside village of Craigellachie has front and rear gardens and off-street parking and would make an ideal first-time buy or investment purchase.

**MID-TERRACED HOUSE  
TWO DOUBLE BEDROOMS  
FRONT AND REAR GARDENS  
OFF-STREET PARKING AREA  
AND SHED  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING E  
COUNCIL TAX BAND B  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£125,000**

E935

This mid-terraced two bedroom house is situated in the popular Speyside village of Craigellachie, in the heart of malt whisky country and just a short distance from Aberlour.

The accommodation benefits from gas central heating and double glazing and comprises: Entrance hall, modern fitted kitchen, large open plan living/dining room with patio doors leading to a decked area and the rear garden, bathroom, landing with storage cupboard and two double bedrooms, both with built-in wardrobes.

There is a small front garden and a good sized enclosed rear garden. An extended gravel area offers plenty of off-street parking and the potential to add a garage, subject to the usual planning consents.

This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.



















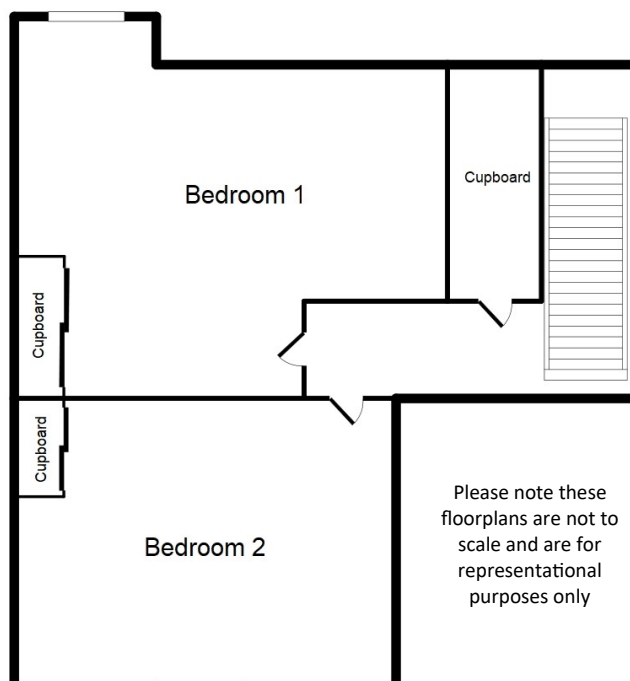
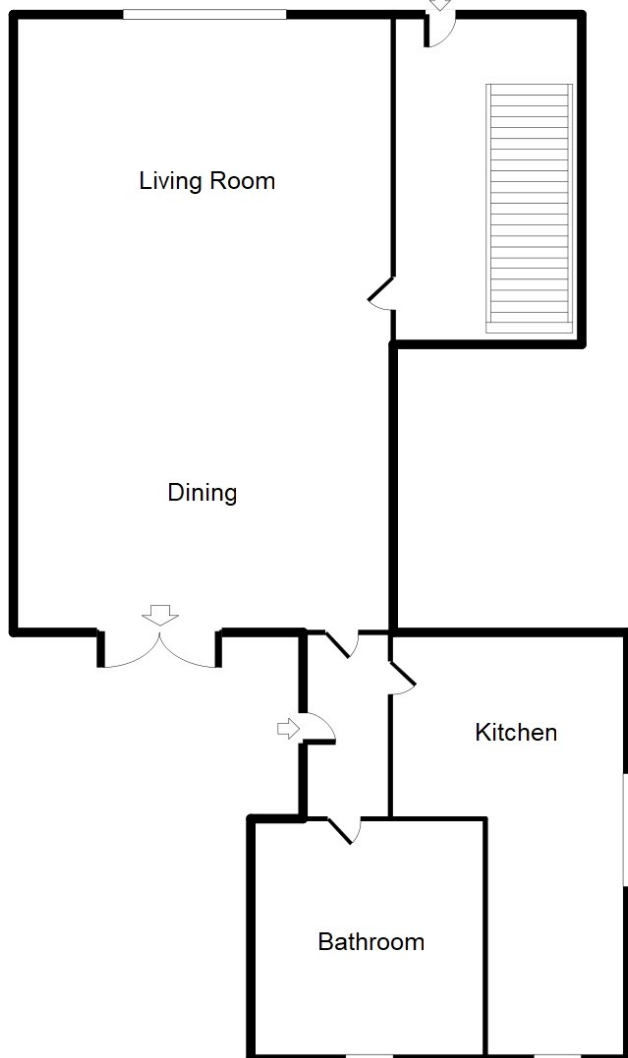




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- Kitchen 4.09m x 1.74m
- Lounge/Diner 6.71m x 3.78m
- Bathroom 2.20m x 1.69m
- Bedroom 1 3.79m x 3.50m
- Bedroom 2 4.20m x 3.38m



**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.