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Benview, 5 Hamilton Crescent Elgin IV30 4NW



This detached four bedroom property with driveway, garage and large rear garden is situated in a sought after residential area with spectacular views over Elgin.

**DETACHED HOUSE
FOUR DOUBLE BEDROOMS
CONSERVATORY
DRIVEWAY AND SINGLE GARAGE
FRONT AND REAR GARDENS
SPECTACULAR VIEWS OVER
ELGIN
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND E
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£265,000**

E938

This detached four bedroom one and a half storey house is situated in a sought after residential area with spectacular views over Elgin.

In need of cosmetic upgrading, the accommodation comprises: Entrance hallway, good sized living room, kitchen, two double bedrooms, shower room, conservatory, and rear porch with access to the garage. Upstairs are two further double bedrooms with built-in storage, and wc.

The property benefits from gas central heating and double glazing.

With a driveway, single garage, front garden and large rear garden, this property offers lots of potential to make a beautiful family home and we highly recommend a viewing.







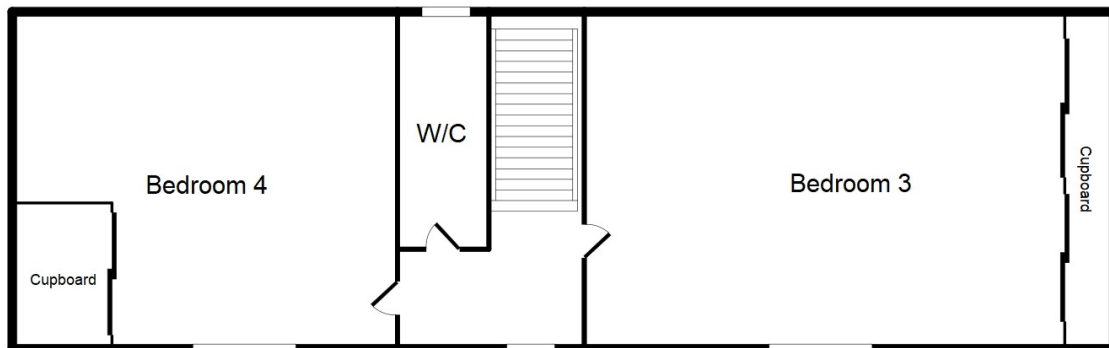
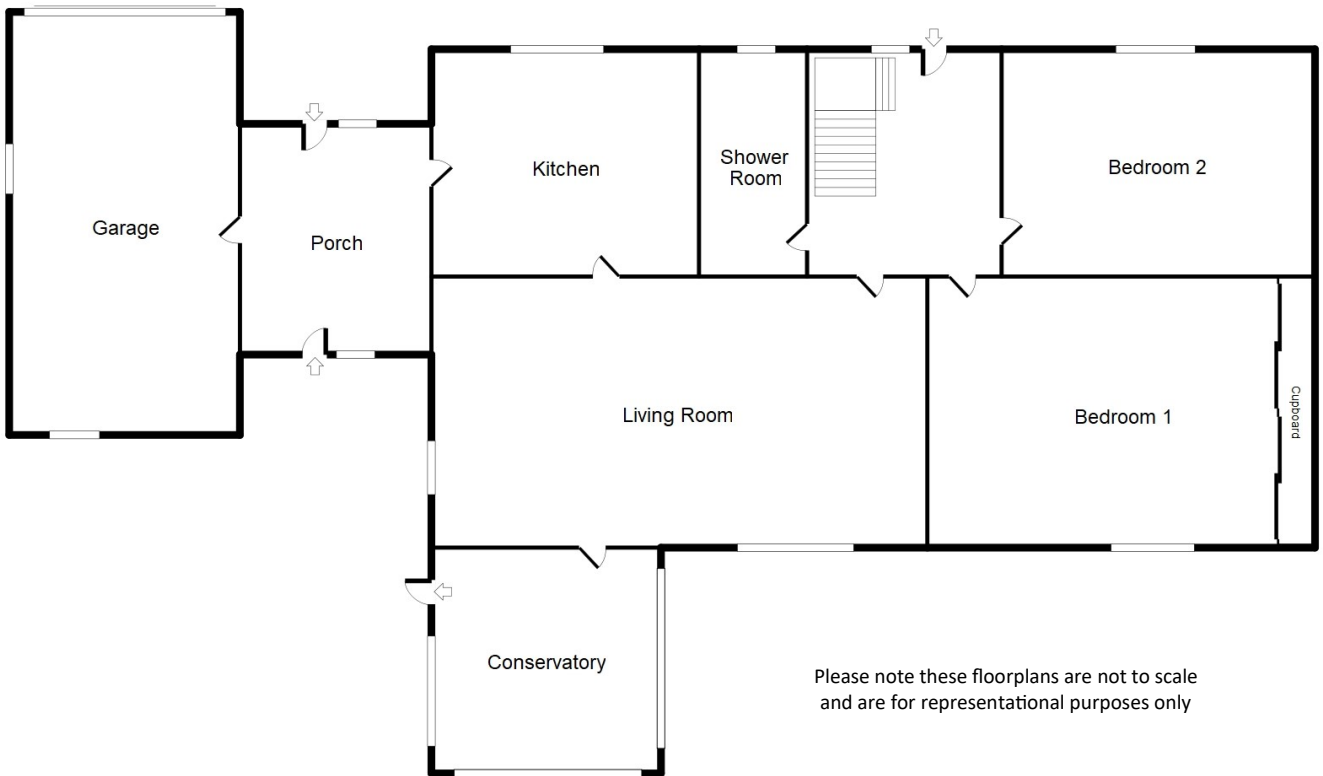






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 3.10m x 2.92m
- Vestibule 2.89m x 2.11m
- Lounge 6.35m x 3.32m
- Sun Lounge 3.33m x 2.81m
- Bedroom 1 4.45m x 3.33m
- Bedroom 2 3.40m x 2.92m
- Shower Room 2.44m x 1.74m
- Bedroom 3 5.00m x 3.69m
- Bedroom 4 3.91m x 3.41m
- WC 1.59m x 0.84m
- Garage 5.42m x 4.08m



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.