

CLUNY ESTATE AGENTS

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

Cromal, 16 South Guildry Street, Elgin IV30 1QN



This magnificent detached town house with double garage is situated in the heart of Elgin and would make a lovely family home.

**DETACHED TRADITIONAL HOUSE
FREEHOLD
SIX/EIGHT BEDROOMS
TWO STOREY OUTBUILDING
HOUSING DOUBLE GARAGE AND
STORE
FRONT GARDEN AND SMALL
REAR YARD
GAS CENTRAL HEATING
MOSTLY SINGLE GLAZING
EPC RATING E
COUNCIL TAX BAND F
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£480,000**

E933

This magnificent six bedroom traditional town house plus attic suite is situated in the heart of Elgin, within walking distance of the town centre and local amenities. The accommodation comprises ample living space over three floors, mainly in walk-in condition but with some areas in need of cosmetic upgrading.

Benefiting from gas central heating, most windows are of a single glazed sash and case style, while the sun lounge windows and door are double glazed. The velux windows to the second floor are double glazed.

A gravelled driveway offers off-street parking for at least four cars and leads to a two storey stone and slate outbuilding, part of which has been converted to provide a double garage. To the front of the property is a good sized garden area, mostly laid to lawn, leading to a path and patio area outside the sun lounge.

This beautiful property would make an ideal family home and we highly recommend a viewing.

Please be advised that some light fittings are not included in the sale, in particular the light fittings in the ground floor hallway, first floor landing and in the entrance porch.









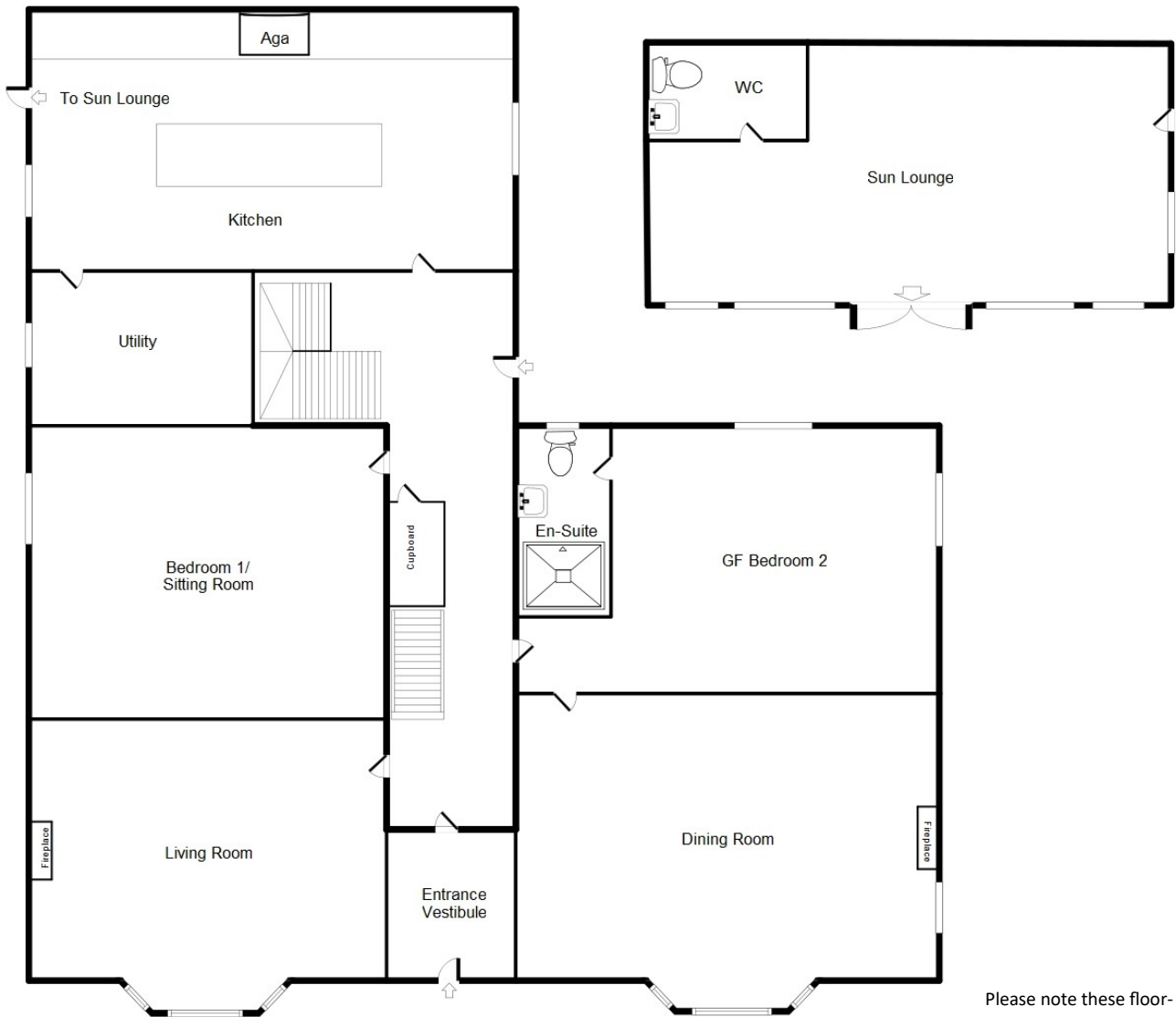




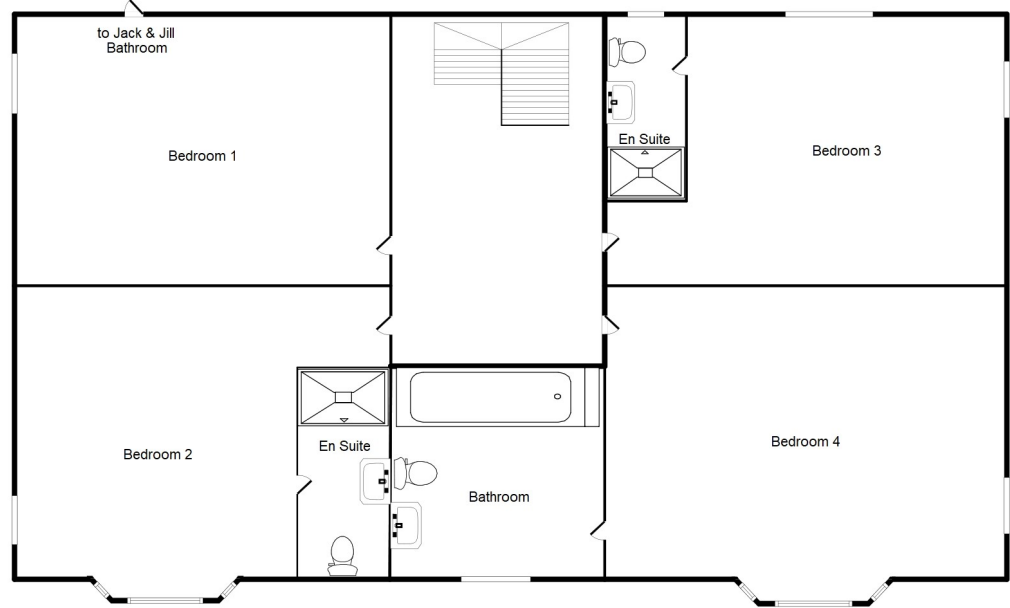






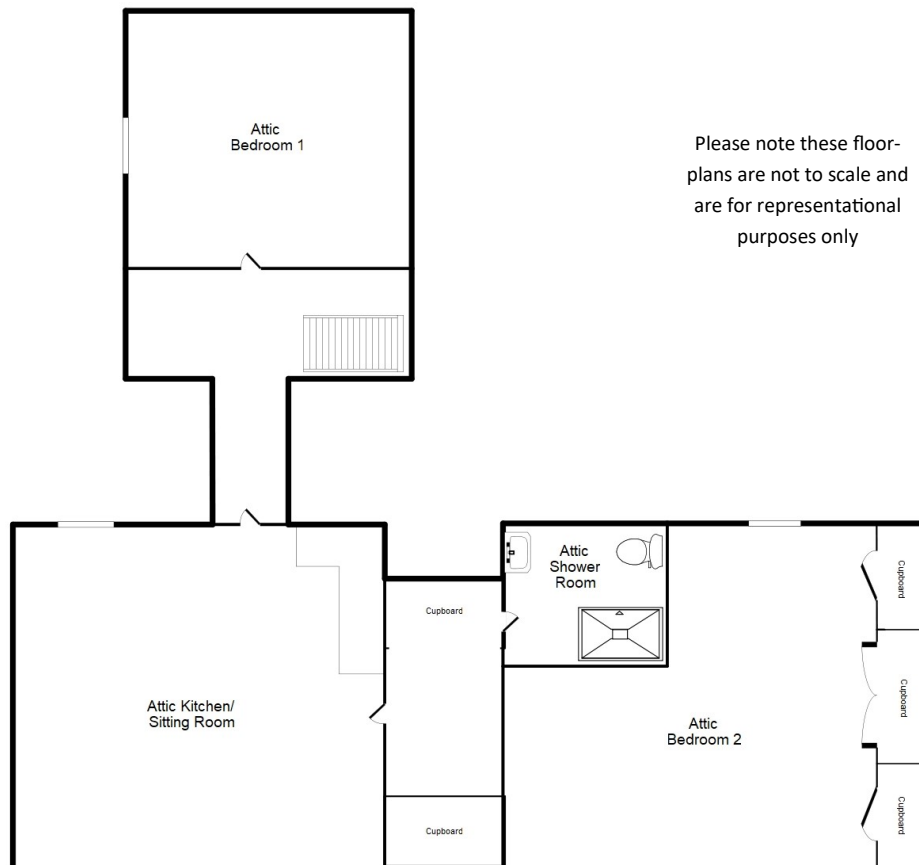
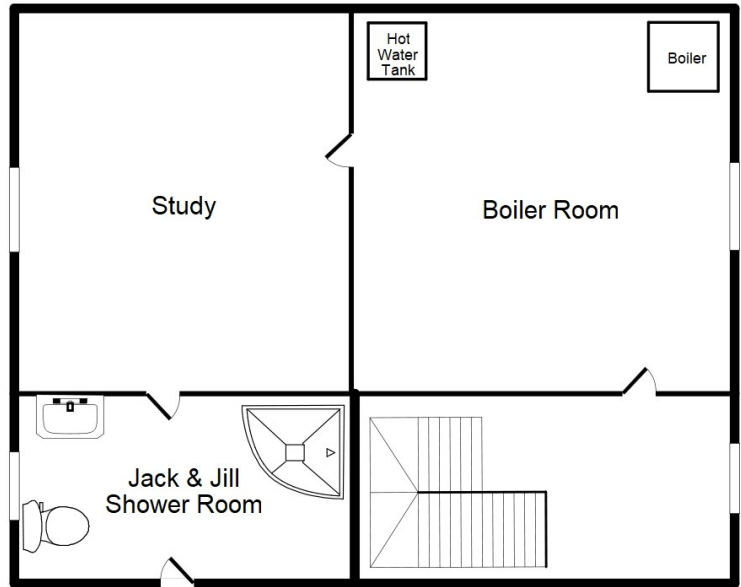


Please note these floor-plans are not to scale and are for representational purposes only



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

- Front vestibule 2.59m x 2.27m
- Living Room 4.94m x 4.24m
- Dining Room 4.89m x 4.24m
- GF Bedroom 2 3.92m x 3.53m
- En Suite 2.47m x 1.17m
- GF Bed 1/Sitting Rm 4.92m x 3.91m
- Kitchen 6.01m x 3.72m
- Utility 3.03m x 1.57m
- Sun Lounge 7.31m x 3.89m
- Downstairs WC 1.96m x 1.47m
- Bedroom 1 FF 4.93m x 3.90m
- Jack & Jill 2.99m x 1.54m
- Study 3.89m x 2.75m
- Boiler Room 3.17m x 3.86m
- Bedroom 2 FF 4.27m x 4.01m
- En suite 2.59m x 1.19m
- Bedroom 3 FF 3.91m x 3.55m
- En Suite 2.48m x 1.16m
- Bedroom 4 4.88m x 4.28m
- Bathroom 2.59m x 1.90m
- Attic Bedroom 1 4.22m x 3.83m
- Attic Kitchen 5.28m x 4.52m
- Attic Bedroom 2 4.52m x 4.22m
- Attic Shower Rm 2.09m x 1.87m



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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.