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## 8 Smiddy Place Alves IV30 8XG



This two bedroom semi-detached house with driveway and front and rear gardens is situated in the village of Alves and would make an ideal first-time buy or investment purchase.

**SEMI-DETACHED HOUSE  
TWO DOUBLE BEDROOMS  
DRIVEWAY  
FRONT AND REAR GARDENS  
WITH SHED  
ELECTRIC HEATING  
DOUBLE GLAZING  
EPC RATING E  
COUNCIL TAX BAND B  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£115,000**

E952

This two bedroom semi-detached house is situated in a quiet residential area in the village of Alves, between Forres and Elgin.

In good condition, the accommodation comprises: Entrance hallway with storage cupboards, kitchen with door to the rear garden, open plan living/dining room with stove. Upstairs is a landing, two double bedrooms and a bathroom.

With electric heating and double glazing, there is a private driveway and gardens to the front, side and rear, including two storage sheds.

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 3.29m x 2.37m
- Lounge/Diner 6.60m x 3.29m
- Bedroom 1 3.80m x 3.17m
- Bathroom 2.08m x 1.85m
- Bedroom 2 5.99m x 2.60m



**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.