

# CLUNY ESTATE AGENTS

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16 North Guildry Street,  
Elgin IV30 1JR

**REDUCED: £10,000 BELOW VALUATION**



This three bedroom traditional town house with garage is located in the heart of Elgin, within easy walking distance of the town centre and local amenities, and would make an ideal family home.

TRADITIONAL TOWNHOUSE  
CATEGORY C LISTED  
THREE DOUBLE BEDROOMS  
BASEMENT ROOM  
GARAGE AND STORAGE SHED  
SHARED GARDEN AREA  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND D  
EPC RATING E  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED

Offers Around  
£180,000

E1012

This three bedroom Category C Listed mid-terrace traditional town house is located in the heart of Elgin, within easy walking distance of the town centre and local amenities.

The accommodation over three floors comprises: Entrance hall with storage cupboard, good sized kitchen, living room, stairs leading to the first floor landing, two double bedrooms (both with built-in wardrobes), and a family shower room. On the top floor is a landing with storage cupboard, and a further double bedroom. There is also a basement room which is currently being used as a workshop, accessed from the main hallway. The property benefits from gas central heating and double glazing.

To the left of the property is a single garage, while to the rear is a shared lawned area and a storage shed.

This would make an ideal investment purchase or family home and we highly recommend a viewing.







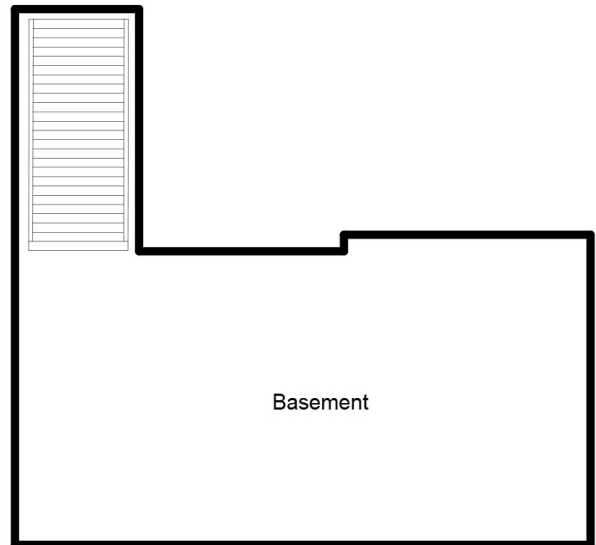
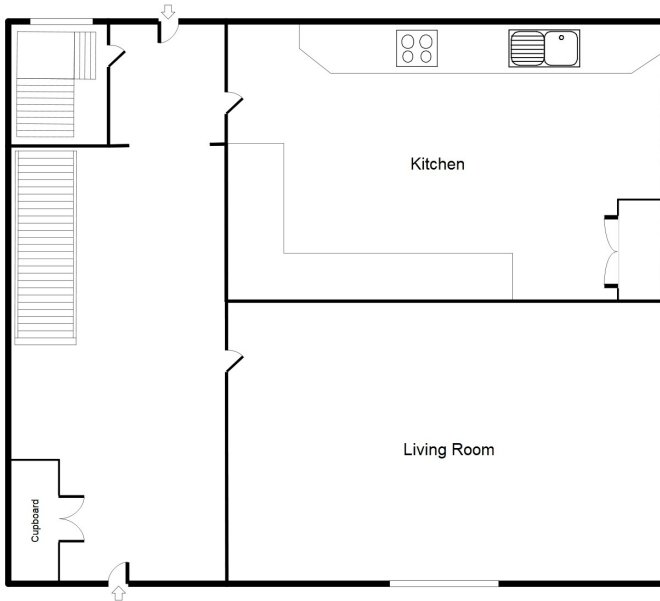




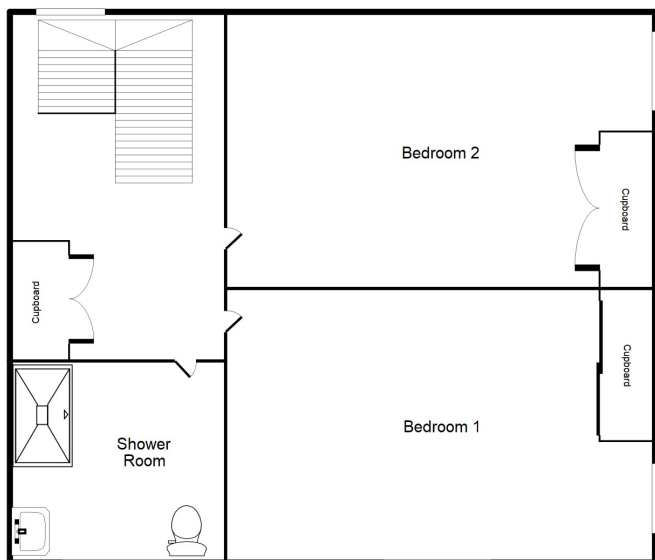


**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Lounge 4.39m x 3.32m
- Kitchen 4.71m x 3.61m
- Basement 6.13m x 2.76m
- Bedroom 1 4.14m x 3.14m
- Bedroom 2 3.89m x 3.73m
- Shower Room 2.06m x 1.94m
- Bedroom 3 4.76m x 3.66m



Please note these floorplans are not to scale and are for representational purposes only



**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.