

CLUNY ESTATE AGENTS

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26 Convener Street, New Elgin,
Elgin IV30 6BW



This traditional stone and slate mid-terraced one bedroom house with garden is situated in an established residential area and would make an ideal first-time buy or investment purchase.

TRADITIONAL TERRACED COTTAGE
ONE DOUBLE BEDROOM
PRIVATE GARDEN AND SHARED GARDEN AREA
GARDEN OFFICE AND SHED
DOUBLE GLAZING
ELECTRIC HEATING
PHOTOVOLTAIC PANELS
COUNCIL TAX BAND A
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Offers Around
£105,000

E1090

This mid-terraced one bedroom house is situated in an established residential area of Elgin, within easy reach of local amenities and Elgin town centre.

In walk-in condition, the accommodation comprises: Hallway, open plan living room/kitchen and shower room, with a landing and double bedroom to the first floor. The property benefits from double glazing, electric ceramic convector heaters and photovoltaic panels to the roof.

A communal garden area lies to the rear of the property, beyond which is a separate private garden with patio seating area. In addition, there is a good sized timber garden room/office and garden shed. On-street parking is available outside the property.

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

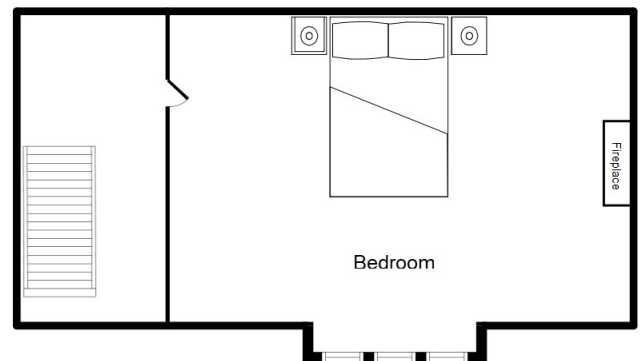
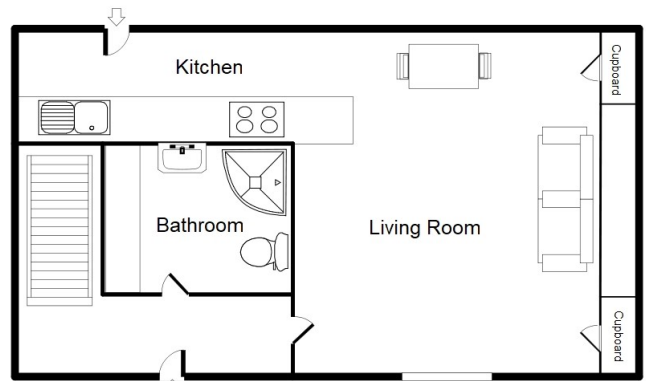




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen/Lounge 6.01m x 4.30m
- Shower Room 2.20m x 1.47m

- Bedroom 4.72m x 2.97m
- Garden Room 5.29m x 3.29m



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

Mains Water, Mains Drainage

Broadband and Mobile Coverage are available*.

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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.

