

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

14 Pansport Place, Elgin IV30 1HG



This lovely mid-terraced, three bedroom house is situated in the heart of Elgin just a short walk from the town centre and all local amenities.

**MID-TERRACED HOUSE
THREE BEDROOMS
FRONT AND REAR GARDENS
NEWLY RENOVATED
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND C
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Over:
£165,000**

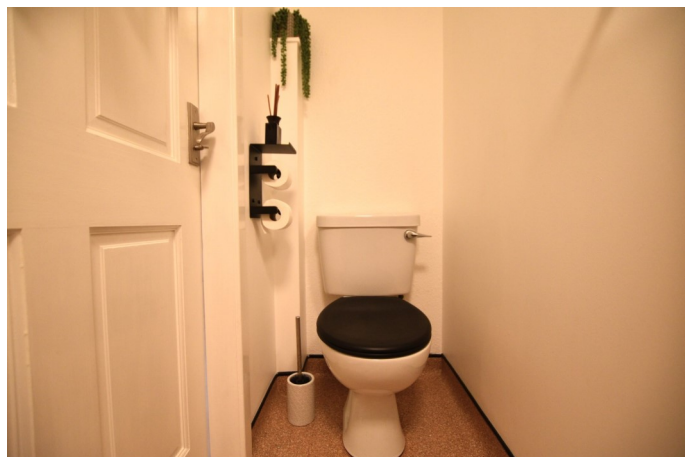
E1102

This lovely mid-terraced, three bedroom house is situated in the heart of Elgin just a short walk from the town centre and all local amenities. Recently renovated this property has a lot to offer. In walk in condition, the accommodation comprises, an entrance vestibule, hallway, a modern open plan kitchen/diner, separate living room and a downstairs wet room. Upstairs there is a landing giving access to three doubles bedrooms and the family bathroom with storage throughout. Benefitting from gas central heating and double glazing. There is a fully enclosed rear established garden with decked entertaining area and garden shed. There is right of access through the neighbouring property for the bins and parking spaces to the front of the property. This house would make an ideal family home or perfect for first time buyers. A viewing is highly recommended.













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

- Vestibule 2.40m x 1.08m
- Lounge 4.35m x 3.69m
- Kitchen/Diner 6.14m x 4.64m
- Wet Room 2.41m x 1.82m
- Bedroom 1 4.54m x 3.05m
- Bedroom 2 3.58m x 3.42m
- Bathroom 2.36m x 1.92m
- Bedroom 3 3.05m x 2.81m

Mains water, mains electricity, mains drainage. Mobile coverage and broadband are available, with speeds dependent on the provider.



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.