

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E [elgin@clunys.co.uk](mailto:elgin@clunys.co.uk)

W [www.clunys.co.uk](http://www.clunys.co.uk)

## 36 East High Street, Elgin IV30 4EJ



This two bedroom mid-terraced house with driveway and garden is situated in an established residential area close to local amenities, and would make an ideal first-time buy or investment purchase.

**MID-TERRACED HOUSE  
TWO BEDROOMS  
OFF-STREET PARKING  
FRONT AND REAR GARDENS  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND B  
EPC RATING C  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£120,000**

**E1109**

This two bedroom mid-terraced house is situated in an established residential area close to local amenities and within easy walking distance of Elgin town centre.

In good order throughout, the accommodation comprises: Entrance vestibule, hallway, open plan living/dining room, kitchen. To the first floor is a landing, two double bedrooms and a bathroom. The property benefits from gas-fired central heating and double glazing.

To the front of the property is a driveway providing off-street parking, while to the rear is an enclosed low maintenance garden area with a timber shed and access via a gate to East Back Street.

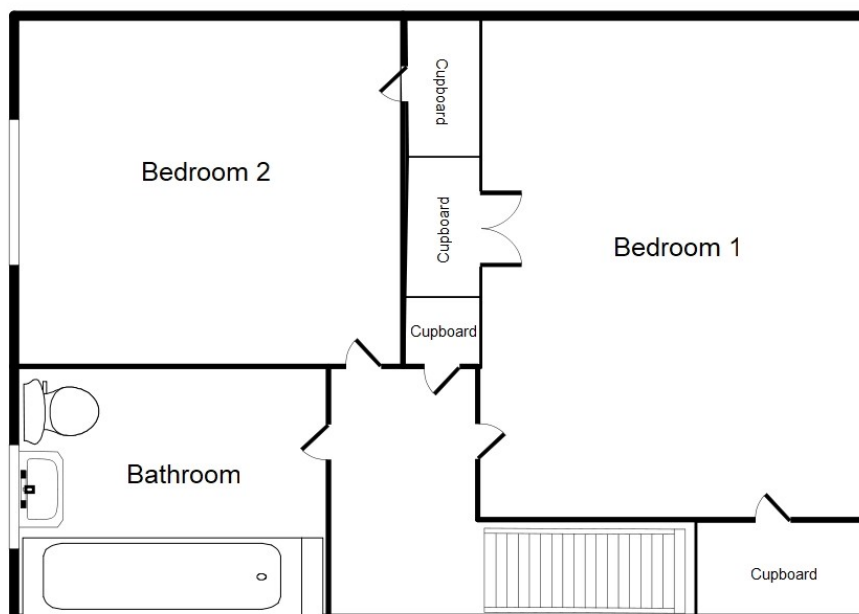
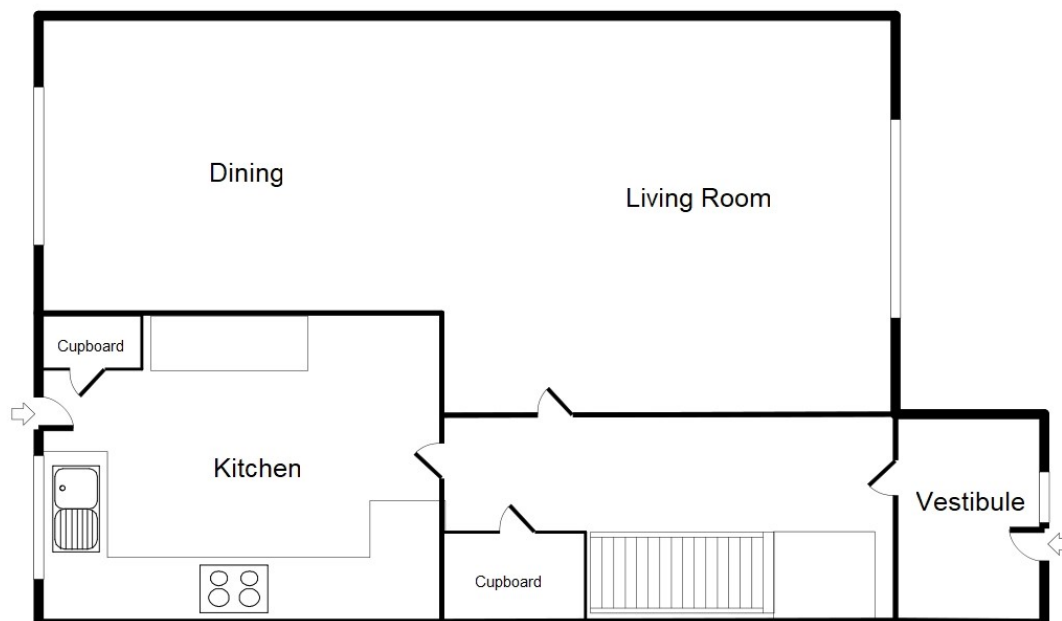
This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Vestibule 2.01m x 1.19m
- Kitchen 2.94m x 2.99m
- Lounge 6.17m x 3.35m
- Bedroom 1 4.66m x 2.66m
- Bathroom 1.86m x 1.89m
- Bedroom 2 3.67m x 2.78m
- Bathroom 1.86m x 1.89m



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.