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## 2 Broomfield Square, Aberlour AB38 9QP

**REDUCED: £10,000 BELOW VALUATION**



This traditional one bedroom terraced house in the heart of the Speyside town of Aberlour would make an ideal first-time buy or investment purchase.

**TRADITIONAL MID-TERRACED  
HOUSE**

**ONE DOUBLE BEDROOM**

**SHARED COURTYARD AREA**

**SOLID FUEL HEATING**

**DOUBLE GLAZING**

**COUNCIL TAX BAND A**

**EPC RATING F**

**FREEHOLD**

**VIEWING HIGHLY RECOMMENDED**

**Reduced  
£85,000**

**E1173**

This traditional one bedroom mid-terraced house is located in the popular Speyside village of Aberlour, within easy reach of local amenities and in the heart of Malt Whisky country.

In need of some modernisation, the accommodation is set over two floors and comprises: Entrance hallway, living room with stove, kitchen, a double bedroom and a bathroom.

The property benefits from double glazing and the radiators are heated via an open fire in the living room.

There are paved communal areas to the front and rear of the property. This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.

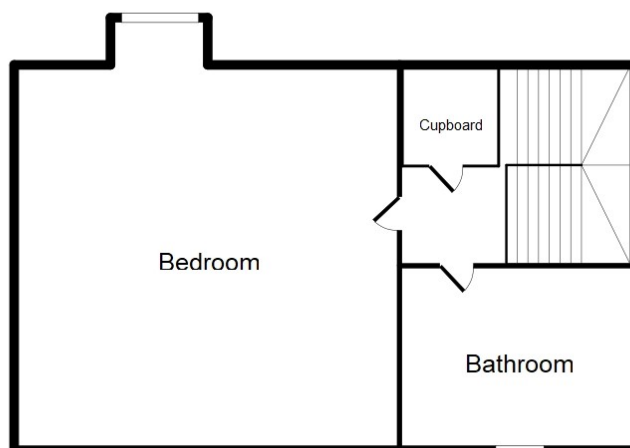
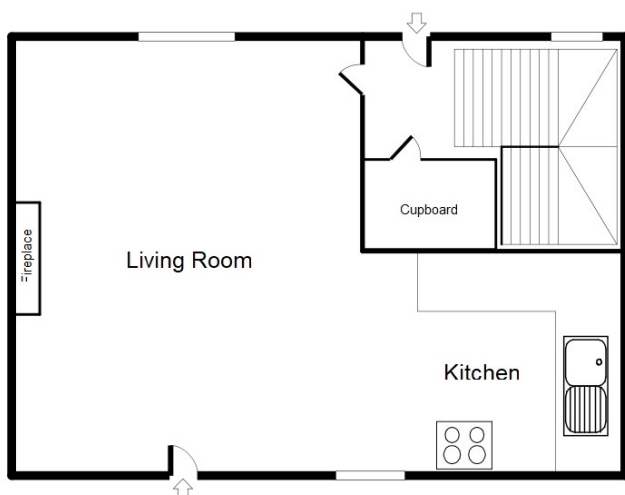






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- |               |               |            |               |
|---------------|---------------|------------|---------------|
| • Living Room | 3.88m x 4.69m | • Bedroom  | 4.03m x 4.25m |
| • Kitchen     | 2.72m x 3.15m | • Bathroom | 2.88m x 2.27m |
| • Vestibule   | 1.44m x 1.03m |            |               |



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.