

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

5 Hawthorn Court, Elgin IV30 1PR



Enjoying a convenient location in the sought after West End of Elgin, this two bedroom end-terraced house with driveway and garden would make an ideal first-time buy or investment purchase.

**END-TERRACED HOUSE
TWO BEDROOMS
SHARED PARKING AREA
SHARED DRYING AREA
COUNCIL TAX BAND C
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£125,000**

E1236

This two bedroom end-terraced property is located in an established residential neighbourhood in the sought after West End of Elgin, offering excellent access to local amenities such as Dr Gray's Hospital, Elgin Health Centre and West End Primary School and within easy reach of transport links and Elgin town centre.

Offering ample potential to update and personalise the well-proportioned living space to create an ideal first home or buy-to-let investment, the accommodation comprises a hallway, kitchen and a good sized lounge/diner to the ground floor, while upstairs are two bedrooms, both with built-in storage, and a bathroom. The property further benefits from gas central heating and double glazing.

Additional features include a shared gravel driveway, off-street parking and a garden area to the side of the property.

The perfect blend of affordable living space and convenient location, this will appeal to first-time buyers and investors alike, and we highly recommend a viewing.



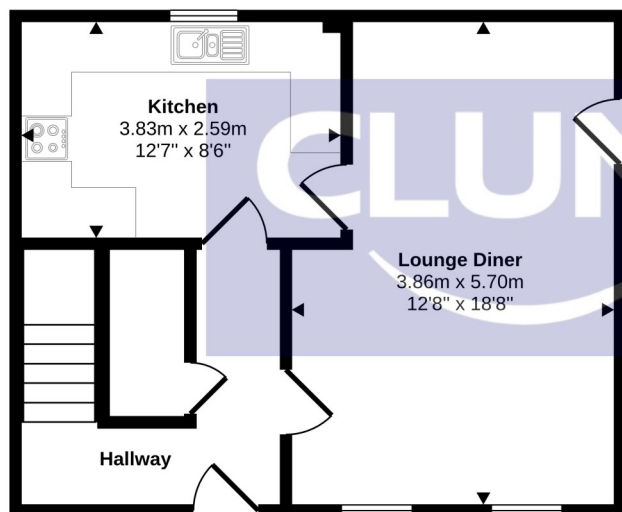


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

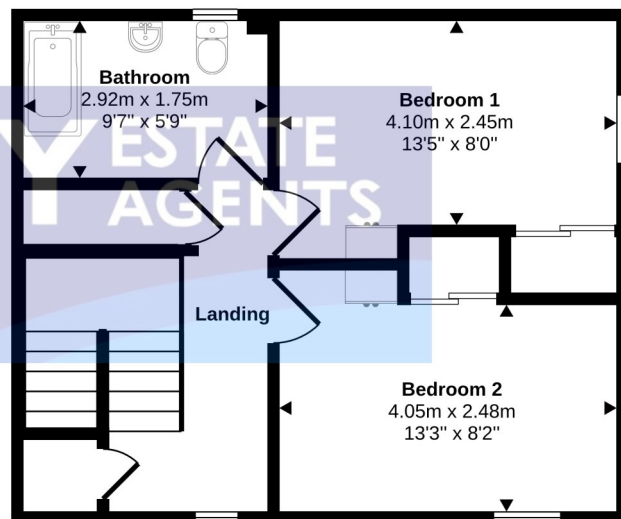
- Lounge/Diner 3.86m x 5.70m
- Kitchen 3.83m x 2.59m
- Bedroom 1 4.10m x 2.45m
- Bedroom 2 4.05m x 2.48m
- Bathroom 2.92m x 1.75m



Approx Gross Internal Area
83 sq m / 889 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft



First Floor
Approx 42 sq m / 448 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.