

CLUNY ESTATE AGENTS

CONTACT US:

01343 548505

5 Thunderton Place
Elgin
IV30 1BG

www.clunys.co.uk

6 Coleburn Court, Elgin IV30 6YD

FEATURES

- Semi-detached house
- Two double bedrooms
- Front and rear gardens with external store
- Gas central heating
- Double glazing
- Council Tax Band B
- EPC Rating D
- Freehold
- Viewing highly recommended

Offers Over

£150,000







We are pleased to offer an excellent opportunity to purchase this well-presented two bedroom semi-detached house, situated within an established residential location in the heart of Elgin.

Presented in good condition throughout and benefiting from gas central heating and double glazing, the comfortable and welcoming accommodation has been decorated in light, neutral tones and comprises: Entrance hallway, lounge/dining room, modern fitted kitchen. landing, two double bedrooms both with built-in wardrobes and a bathroom with bath and separate shower cubicle.

Externally, the property enjoys low maintenance private gardens to both front and rear, offering the perfect outdoor space for entertaining, while the block-built store is ideal for garden tools and equipment. Parking is available on the street as well as in the communal car park to the side of the property.

This would make an ideal purchase for first-time buyers, couples, small families or investors alike and an early viewing is highly recommended to fully appreciate what this property has to offer.


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STORY
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BALL
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- Lounge/Diner 3.13m x 6.50m
- Kitchen 3.37m x 2.93m
- Bedroom 1 4.95m x 2.81m
- Bedroom 2 3.02m x 3.06m
- Bathroom 2.94m x 1.98m





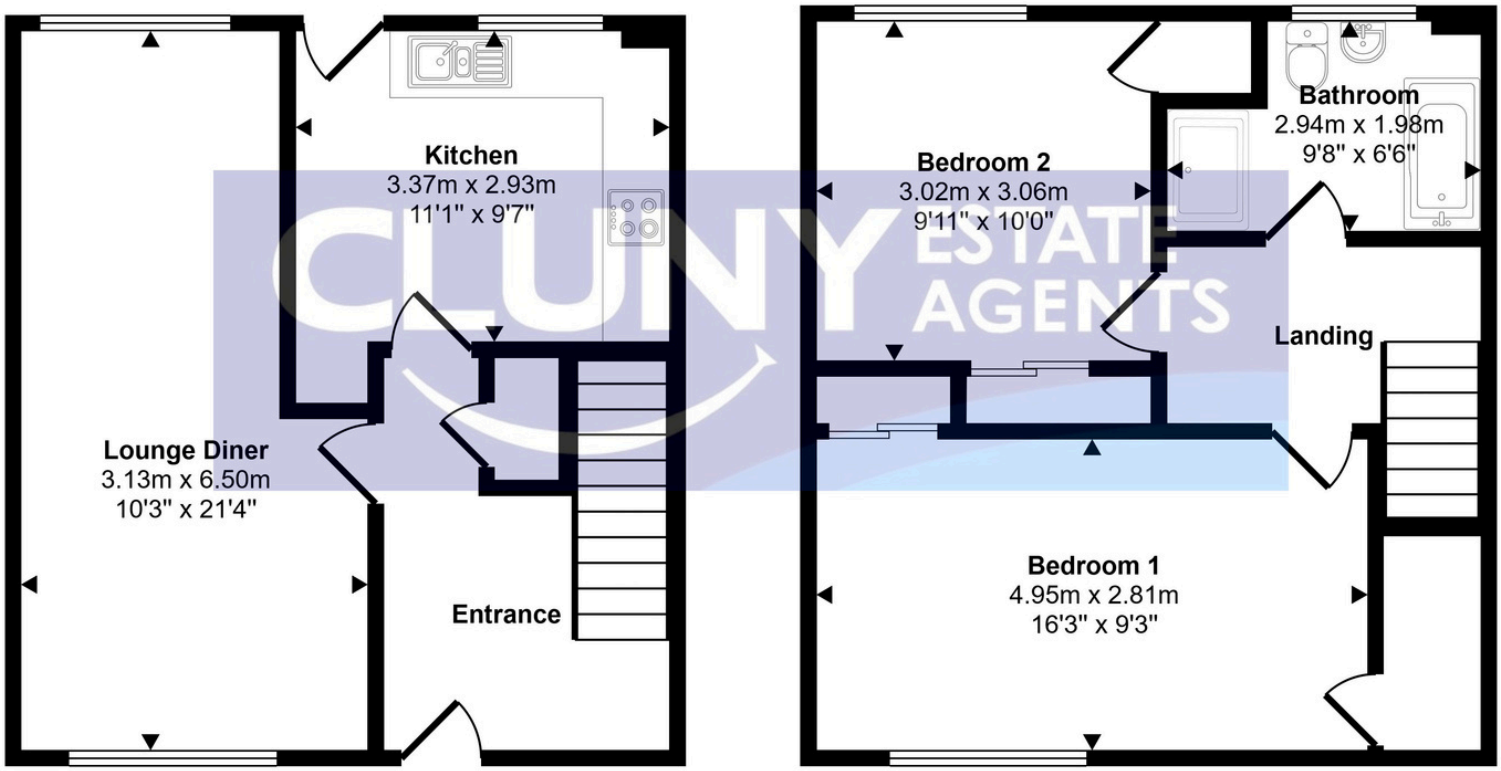


The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information.

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	15 Mbps	1 Mbps	✓
Superfast	61 Mbps	14 Mbps	✓
Ultrafast	1800 Mbps	220 Mbps	✓

Approx Gross Internal Area
78 sq m / 844 sq ft



Ground Floor
Approx 38 sq m / 414 sq ft

First Floor
Approx 40 sq m / 431 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 guide-line only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

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