

CLUNY ESTATE AGENTS

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63 and 65 Main Street, New Elgin IV30 6BH



This extended semi-detached three bedroom house with commercial unit attached, is situated in an established residential area, close to local amenities, and would make an ideal family home.

**SEMI-DETACHED HOUSE WITH
COMMERCIAL UNIT ATTACHED
THREE BEDROOMS
GAS CENTRAL HEATING
DOUBLE GLAZING
FRONT AND REAR GARDENS
WITH STORE AND WORKSHOP
COUNCIL TAX BAND D
EPC RATING E
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£195,000**

E1123

We are delighted to offer for sale this extended semi-detached house with attached commercial unit, located just a short distance from Elgin town centre, local amenities and transport links.

The accommodation to the house comprises: Hallway, living room with electric fire, shower room, kitchen and dining room. Upstairs is a landing, main bedroom with en suite shower room and two further bedrooms.

The property benefits from double glazing and gas central heating.

To the front of the property is a driveway and there are private garden grounds to the front, side and rear of the property, with some gravelled and paved areas, and including a blockwork store and workshop.

The attached commercial unit is currently leased by a hairdressing business.

This would make an ideal family home and we highly recommend a viewing.





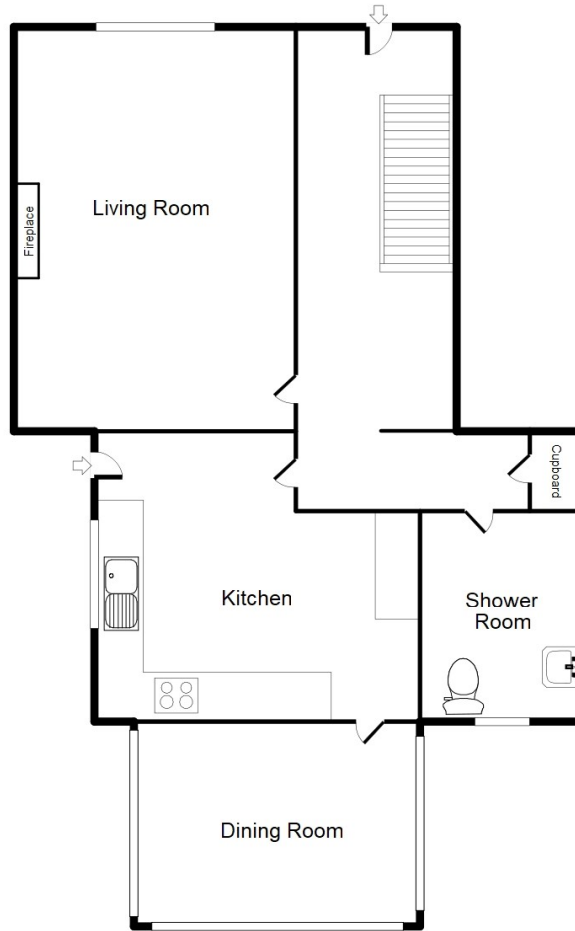








**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**



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.