

# CLUNY ESTATE AGENTS

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## 20 Academy Street, Elgin IV30 1LP



This traditional stone and slate four bedroom town house offers accommodation over three floors, has an enclosed rear garden and would make an ideal family home

**TRADITIONAL TOWN HOUSE  
FOUR BEDROOMS  
ENCLOSED REAR GARDEN  
STONE-BUILT SHED  
SOUGHT AFTER LOCATION  
GAS CENTRAL HEATING  
MAJORITY DOUBLE GLAZING  
COUNCIL TAX BAND D  
EPC RATING D  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£240,000**

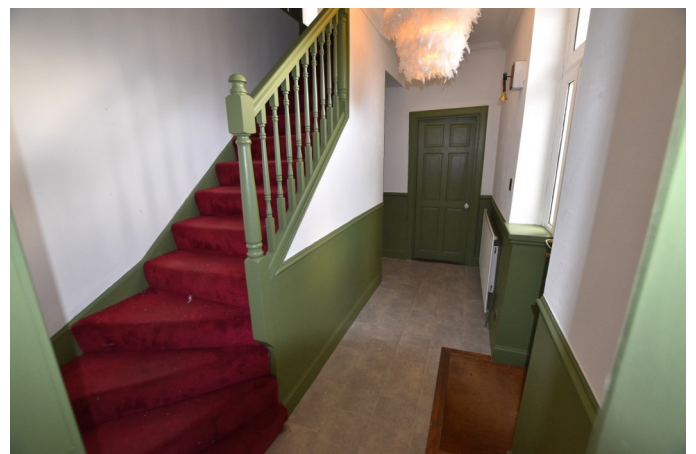
**E1137**

This spacious, traditional stone and slate-built four bedroom mid-terraced town house is situated in a sought-after area of Elgin, within easy walking distance of the town centre, transport links and local amenities.

The basement level comprises a utility room, double bedroom, shower room, study and a family room with access to the garden. To the ground floor is a kitchen, large dining room and living room with solid fuel stove. The first floor has three bedrooms, a family bathroom and ample storage. The property benefits from gas central heating throughout, and double glazing to the ground and first floors.

There is a small garden area to the front of the property while to the rear is a good sized enclosed garden with a stone-built store/boiler room.

Offering versatile accommodation over three floors, this property has plenty to offer as a family home 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**

- Lounge 5.25m x 4.22m
- Kitchen 4.08m x 2.91m
- Dining Room 5.23m x 3.61m
- Bedroom 1 4.40m x 3.74m
- Bedroom 2 4.36m x 3.15m
- Bathroom 2.01m x 2.02m

- Bedroom 3/Box Rm 2.72m x 2.05m
- Utility 5.80m x 1.14m
- Bedroom 4 3.46m x 3.52m
- Study 3.35m x 1.61m
- Shower Room 1.99m x 2.08m
- Family Room 4.98m x 3.24m



These floor plans 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.

