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11 Alba Place, Bishopmill, Elgin IV30 4JN



This three bedroom semi-detached house with off-street parking in the popular residential area of Bishopmill would make an ideal family home or investment purchase

**SEMI-DETACHED HOUSE
THREE DOUBLE BEDROOMS
BATHROOM AND SHOWER ROOM
LOW MAINTENANCE FRONT AND
REAR GARDENS
OFF-STREET PARKING
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND C
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£185,000**

E1145

This three bedroom semi-detached house is situated in an established residential area of Bishopmill, within easy reach of Elgin town centre and ideally located for primary and secondary schools and local amenities.

In walk-in condition, the accommodation comprises: Hallway, open plan kitchen/dining/living room with folding patio doors to the rear garden, shower room and double bedroom. Upstairs are a landing, two further double bedrooms with built-in wardrobes, and a bathroom. The property has recently been renovated throughout, including a new roof, and benefits from gas central heating and double glazing.

There are private, low maintenance garden grounds to the front and rear of the property, the front being block paved and providing off-street parking. This would make an ideal family home or investment purchase and we highly recommend a viewing.







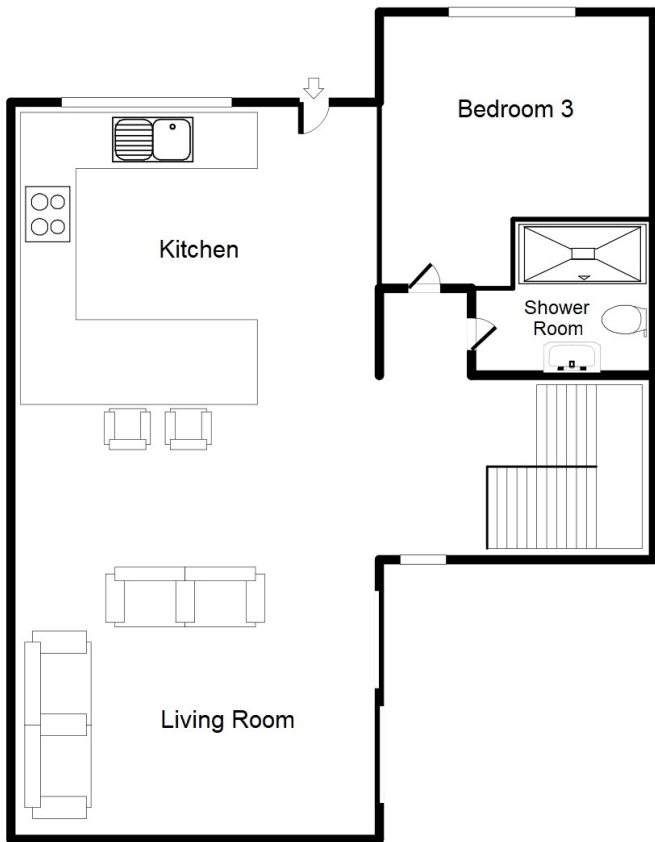




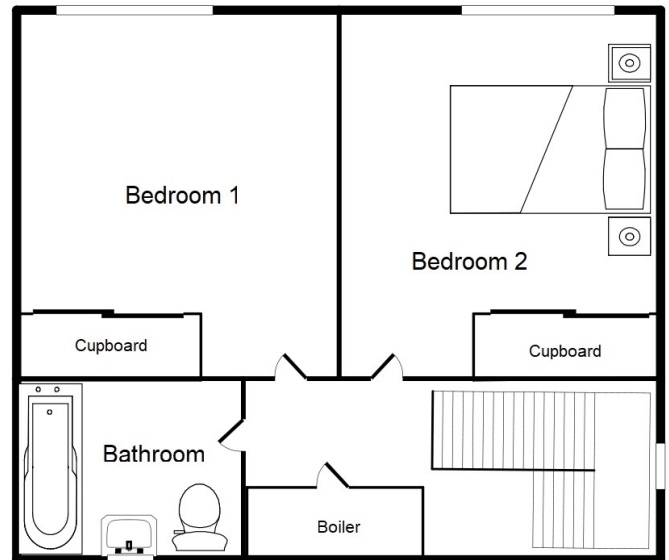


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen/Living Room 10.66m x 2.92m
- Shower Room 1.74m x 1.83m
- Bedroom 3 2.81m x 3.87m
- Bedroom 1 2.93m x 4.20m
- Bedroom 2 2.95m x 4.20m
- Bathroom 2.01m x 1.74m



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.