

**27 Marjory Gilzean Parade
Elgin
Morayshire
IV30 4FT**

£1,200 PCM

Deposit Required £1,800

Features

- STRICTLY NO PETS & NO SMOKERS
- Gas Central Heating
- En-Suite to Bedroom 1
- Ground Floor Cloakroom WC
- Utility Room
- Enclosed Rear Garden with Storage Shed
- Parking to the Front

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Council Tax

Band D

STRICTLY NO PETS & NO SMOKERS
Unfurnished 3 Bedroom Semi-Detached House with Parking to the Front

Entrance, Lounge with Built-in Storage Cupboard, Kitchen Diner, Utility Room
First Floor Bedroom 1 with En-Suite Shower Room, 2 further Bedrooms & a Bathroom

Integrated hob, oven, fridge freezer & dishwasher to the Kitchen

Free Standing Washing Machine to the Utility Room

Letting Agent Registration LARN1812025
Landlord Registration Pending