

15 Isobel Gowdie Road  
Elgin, IV30 4FU

Available From 03/05/2024

**£1,100 PCM**

**Deposit Required £1,650**

### Features

- Gas Central Heating
- Enclosed Rear Garden
- Driveway for 2 vehicles
- En-Suite to Bedroom 1
- Landlord Registration Pending
- Letting Agents Registration LARN1812025



**Newly Built Detached Unfurnished 3 Bedroom House on the Findrassie Estate**  
**STRICTLY NO PETS & NO SMOKERS**

Hallway with Cloakroom WC, Lounge, Kitchen with doors out on the Garden & Utility Room with built-in storage cupboard & Rear Entrance Door which leads out to the side of the property Integrated fridge freezer, hob, oven, overhead extractor hood & dishwasher to the Kitchen  
Free standing washing machine & tumble dryer to the Utility Room  
Landing, Bedroom 1 with En-suite Shower Room, 2 further bedrooms & the Bathroom

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	88	89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Council Tax

**Band TBA**