

31 Lesmurdie Road, Elgin, IV30 4HP

Available From 22/03/2024

**£700 PCM**

**Deposit Required £1,050**

**Features**

- Double Glazing
- Gas Central Heating
- Front & Rear Garden
- Letting Agents  
Registration LARN1812025
- Landlord Registration  
1109047/300/16091



**Unfurnished 2 Bedroom End Terraced House  
No Pets & No Smokers**

Hallway, Lounge & Kitchen with integrated hob & oven, 2  
Bedrooms & Bathroom  
Rear Garden

**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Council Tax**

**Band B**