

The Manse
 Birnie
 Elgin
 Morayshire

£1,400 PCM

Deposit Required £2,100

Features

- NO PETS & NO SMOKERS
- Oil Central Heating
- Spacious Driveway & Garage
- Letting Agent
 Registration LARN1812025
- Landlord Registration
 28662/300/13060
- Available from 14/06/2024



**Substantially sized 5 Bedroom Detached Family Home set within Large Gardens & Grounds
 NO PETS & NO SMOKERS
 Please email us at info@gpc-elain.co.uk to request an**

Entrance Vestibule, Large Hallway, Lounge, Dining Room, Spacious Ground Floor Office/Bedroom, Ground Floor Cloakroom, Spacious Kitchen/Diner & separate Utility Room First Floor Accommodation - 5 Bedrooms, a Shower Room & Bathroom

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Council Tax

Band F