

5 Thunderton Place, Elgin IV30 1BG



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## Maranatha, 6 Carsewell Steadings, Alves IV30 8UE

**REDUCED: £6000 BELOW VALUATION**



This three bedroom converted steading with garage and private garden is situated in the village of Alves, just a few miles from Forres and Elgin, and would make an ideal family home or retirement property.

MID-TERRACED CONVERTED STEADING

THREE DOUBLE BEDROOMS

PRIVATE FRONT AND REAR GARDEN

DRIVEWAY AND GARAGE

ELECTRIC WET UNDER FLOOR HEATING

DOUBLE GLAZING

COUNCIL TAX BAND D

EPC RATING D

FREEHOLD

VIEWING HIGHLY RECOMMENDED

Offers Around  
**£294,000**

E1083

This freehold three bedroom converted steading forms part of a sympathetic courtyard development by respected local builders Tulloch of Cummington and is situated in the village of Alves, just a few miles from Forres, Elgin and local amenities.

Renovated in 2008 and with a new replacement slated roof, the property has had a full internal fit-out with new insulated floor, walls and ceiling, together with double glazed upvc windows to building regulation standards. This is, in effect, a new-build home with all the advantages this offers, within the character of a solid stone walled outer shell.

In good order throughout, the accommodation comprises: Hallway with storage cupboards, open plan living room and sun room, three double bedrooms, one with en suite shower room, a family bathroom, open plan kitchen and dining room with feature skylights and patio doors to the garden, and a separate utility room. The property benefits from double glazing and under floor heating provided by an electric wet heating system.

There are private garden grounds to the front and rear of the property, while a shared driveway leads to the detached single garage and private parking area.

This would make an ideal family home and we highly recommend a viewing.









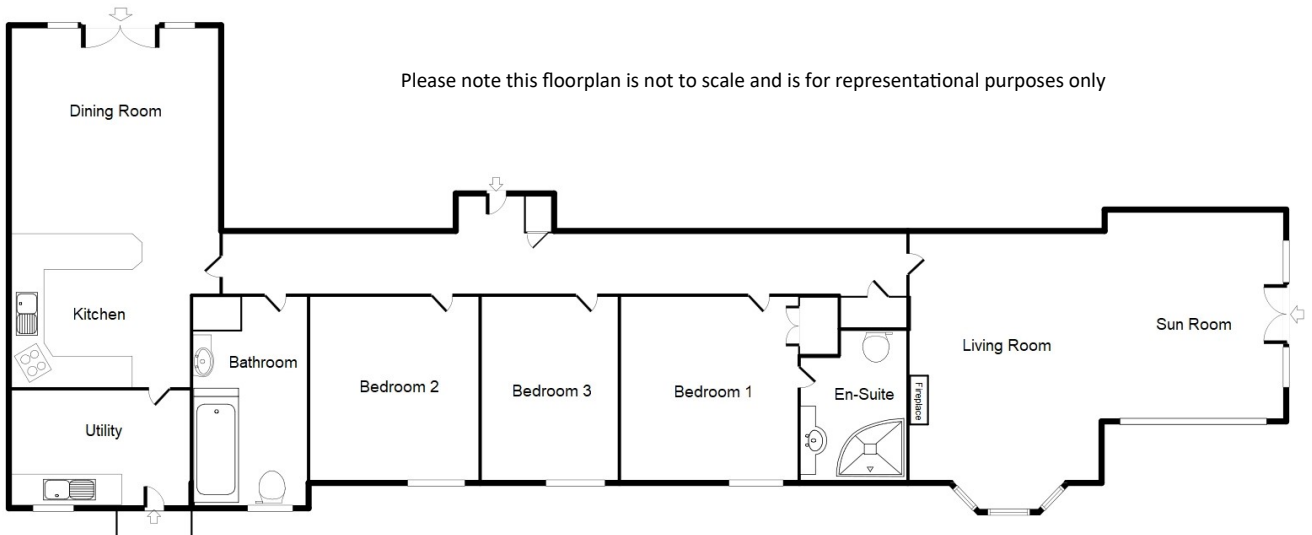




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Utility 2.89m x 1.88m
- Dining Room 3.37m x 3.61m
- Kitchen 3.79m x 2.87m
- Bathroom 3.63m x 1.65m
- Bedroom 1 3.22m x 3.33m
- En Suite 1.59m x 2.56m

- Bedroom 2 3.1m x 3.24m
- Bedroom 3 2.57m x 3.24m
- Lounge 3.87m x 6.0m
- Sun Room 3.92m x 3.5m
- Garage 2.7m x 5.58m



**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.