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10 Royal Troon Drive, Elgin IV30 8BA



This modern four bedroom detached house with garage and front and rear gardens is located in a popular residential development and would make an ideal family home.

**DETACHED HOUSE
FOUR DOUBLE BEDROOMS
EN SUITE SHOWER ROOM
PRIVATE DRIVEWAY AND
INTEGRAL GARAGE
FRONT AND REAR GARDENS
AIR SOURCE AND GAS HEATING
DOUBLE GLAZING
COUNCIL TAX BAND F
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£325,000**

E1092

This modern four bedroom detached house is located in an established residential location in New Elgin, just a short distance from Elgin town centre and local amenities.

In walk-in condition, the accommodation comprises: Hallway with internal access to the garage, living room, open plan kitchen/dining room, utility room, wc, and family room with patio doors to the garden. To the first floor are four double bedrooms, one with en suite shower room, and a family bathroom. The property benefits from double glazing and a combination of air source and gas central heating.

The front garden consists of a grassed area and private loc-block driveway leading to the integral garage, while there is an enclosed garden to the rear of the property, which is mainly laid to lawn with a paved seating 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**

- Kitchen 5.87m x 3.17m
- Utility 2.29m x 1.58m
- Family Room 3.82m x 2.83m
- Lounge 4.11m x 3.51m
- WC 1.80m x 1.47m
- Garage 6.43m x 3.07m
- Bedroom1 5.15m x 3.02m
- En Suite 2.55m x 1.47m
- Bedroom 2 3.51m x 2.87m
- Bathroom 3.51m x 2.08m
- Bedroom 3 3.16m x 2.81m
- Bedroom 4 3.15m x 2.67m



Mains Water, Mains Drainage, Broadband and Mobile Coverage are available*.

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>



Please note these floorplans are not to scale and are for representational purposes only

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.