

CLUNY ESTATE AGENTS

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Valhalla, 8 Newfield Road, Elgin IV30 4DA



This modern detached four bedroom house with double integral garage is situated in an established residential area of Elgin and would make an ideal family home.

**DETACHED HOUSE
FOUR DOUBLE BEDROOMS
CONSERVATORY
DOUBLE INTEGRAL GARAGE
PRIVATE DRIVEWAY
FRONT, SIDE & REAR GARDENS
GAS CENTRAL HEATING
PHOTO VOLTAIC PANELS
DOUBLE GLAZING
COUNCIL TAX BAND F
EPC RATING B
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£430,000**

E1098

This modern detached house is situated in an established residential area of Elgin, close to local amenities and just a short distance from Elgin town centre. In walk-in condition, the spacious accommodation comprises: Entrance vestibule with double doors to the hallway, living room with modern feature fireplace, double doors through to the dining room, open plan dining kitchen/family room with patio doors to the rear garden, conservatory, WC and utility room. To the first floor is a master bedroom with en suite bathroom, three further double bedrooms and a shower room. The loft is partially floored for storage. The property benefits from gas central heating and double glazing, while solar PV panels have been installed to the rear roof. Outside a private tarmac driveway leads to the double integral garage, which can also be accessed from the utility room. The property has established landscaped garden areas to the front, side and rear.

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

Mains water, mains drainage. Mobile coverage and broadband are available, with speeds dependent on the provider.









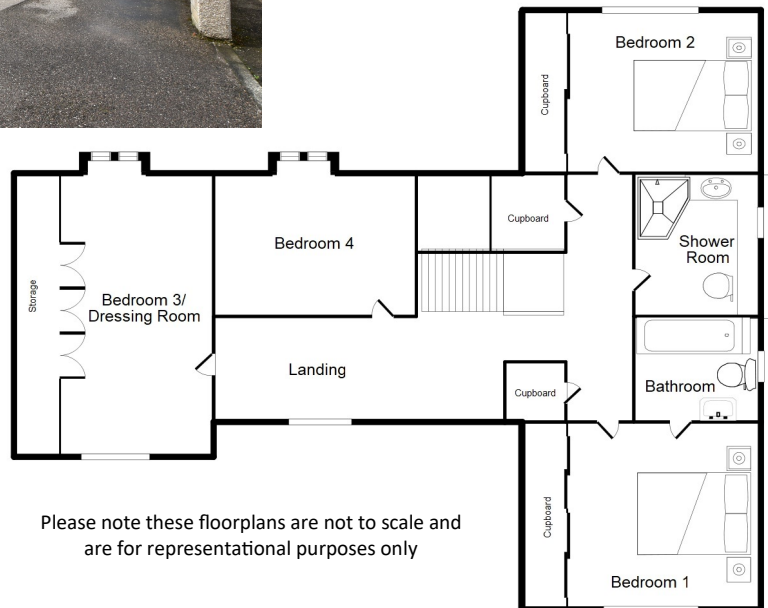
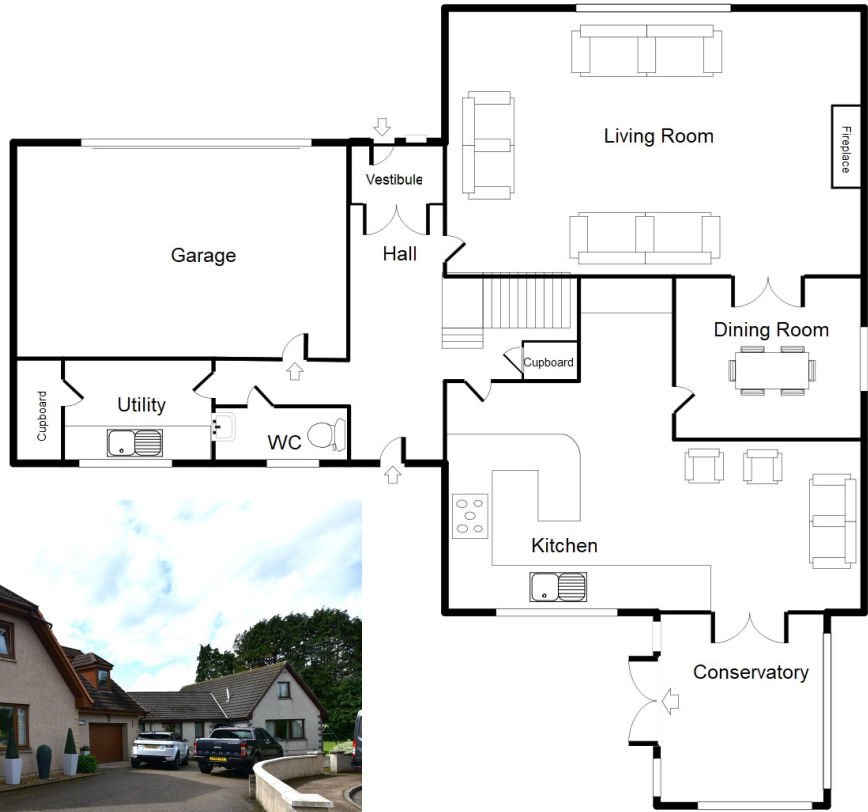




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 7.80m x 6.51m
- Conservatory 3.99m x 3.19m
- Dining Room 3.79m x 3.52m
- Vestibule 1.78m x 1.15m
- Lounge 7.82m x 4.81m
- WC 2.84m x 0.81m
- Utility 2.10m x 1.81m

- Bedroom 1 3.92m x 3.58m
- En Suite 2.48m x 2.42m
- Bedroom 2 3.97m x 2.90m
- Shower Room 2.82m x 2.47m
- Bedroom 3 5.17m x 3.29m
- Bedroom 4 4.09m x 3.14m



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.