

CLUNY ESTATE AGENTS

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Alderston, 12 Duff Avenue, Elgin IV30 1QS



This traditional stone and slate six bedroom detached house is situated within easy reach of local amenities and Elgin town centre and is a lovely family home.

**TRADITIONAL DETACHED TOWN HOUSE
FOUR DOUBLE BEDROOMS PLUS TWO
ATTIC BEDROOMS
CELLAR
FRONT AND REAR GARDENS
PRIVATE DRIVEWAY, GARAGE
AND OUTBUILDINGS
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND G
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£520,000**

E10

This traditional stone and slate detached six bedroom town house is situated in the heart of Elgin, close to amenities, schools and transport links.

In good condition, the accommodation comprises: Entrance vestibule, hallway, living room with bay window and wood-burning stove, sitting room/family room with fireplace, dining room/music room with wood-burning stove, spacious utility room and WC. The kitchen has a gas-fired Aga and leads to a timber-clad extension which houses an open plan dining/family room with wood-burning stove and patio doors to the garden. A cellar beneath the main house is accessed from a staircase beside the downstairs WC. To the first floor is a double bedroom with en suite shower room and three further double bedrooms, while on the half-landing is a family bathroom with free-standing bath and separate shower and a walk-in linen cupboard providing ample storage. To the attic floor is a double bedroom with en suite shower room and a further double bedroom currently used as a home office. The property benefits from gas-fired central heating and double glazing.

To the rear of the property is a paved courtyard seating area and a large rear garden laid mostly to lawn. There is a private driveway, single garage with additional storage, and a row of stone-built outbuildings, as well as a timber shed and greenhouse.

We highly recommend a viewing of this beautiful family home.









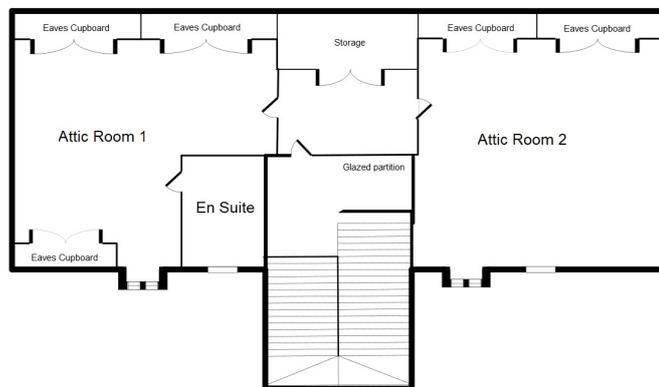
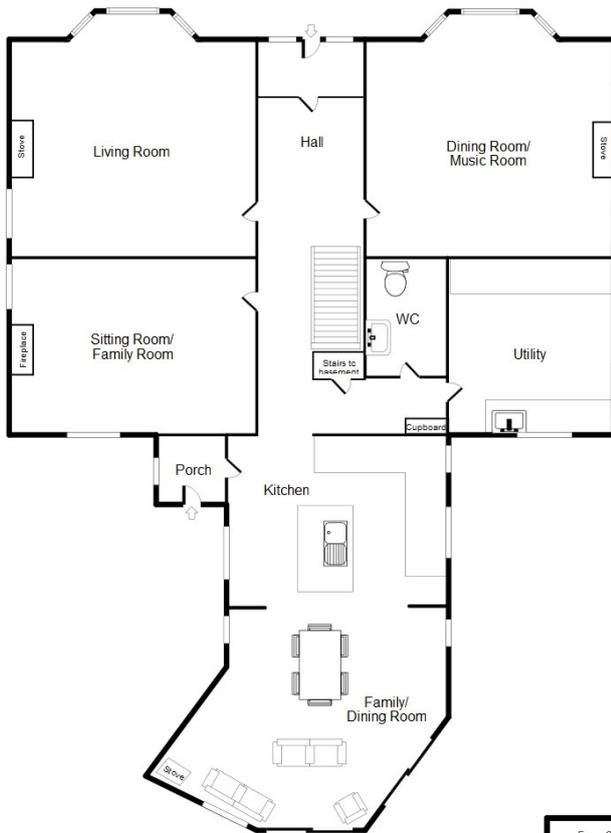




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Vestibule 2.36m x 1.25m
- Kitchen 4.34m x 3.88m
- Family/Dining Room 6.08m x 4.79m
- Rear Vestibule 1.39m x 1.19m
- Utility 3.71m x 3.33m
- WC 2.48m x 1.40m
- Sitting Room/
Family Room 4.93m x 3.69m
- Living Room 5.40m x 4.95m

- Dining Room/
Music Room 5.40m x 4.94m
- Bathroom 4.38m x 3.85m
- Bedroom 1 4.92m x 3.86m
- Bedroom 2 4.92m x 3.83m
- Bedroom 3 4.93m x 3.84m
- En Suite 2.38m x 2.36m
- Bedroom 4 4.92m x 3.85m
- Attic Bed 1 4.83m x 3.90m
- Attic Office 4.84m x 3.90m



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.