

5 Thunderton Place, Elgin IV30 1BG



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## Northton, Main Street, Urquhart IV30 8LG

**REDUCED PRICE: £30,000 BELOW VALUATION**



This two storey detached house is located in an established residential area of Urquhart, just a few miles from Elgin and local amenities, and would make an ideal family home.

DETACHED HOUSE  
FIVE BEDROOMS  
BALCONY  
SPACIOUS LOC-BLOC DRIVEWAY  
ATTACHED GARAGE  
FRONT, SIDE AND REAR  
GARDENS  
DOUBLE GLAZING  
OIL-FIRED CENTRAL HEATING  
COUNCIL TAX BAND E  
EPC RATING D  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED

Reduced to  
**£350,000**

E1144

This five bedroom detached house is located in an established residential area of Urquhart, just a few miles from Elgin and local amenities.

In good order throughout, the accommodation has been designed with the living areas upstairs to take advantage of the lovely views over the surrounding countryside and comprises: Entrance hallway, master bedroom with en suite shower room and walk-in wardrobe, four further bedrooms, two bathrooms and a utility area. Upstairs is a landing, a spacious living room with patio doors to a balcony seating area, and a dining kitchen.

At the front of the property a private loc-bloc driveway with fountain feature offers ample off-street parking and access to the attached garage. There are enclosed garden grounds to the side and rear, including a metal-framed shed.

The property benefits from oil-fired central heating and double glazing. Mains water, electricity and drainage are understood to be connected.

This property would make a wonderful family home and we highly recommend a viewing.

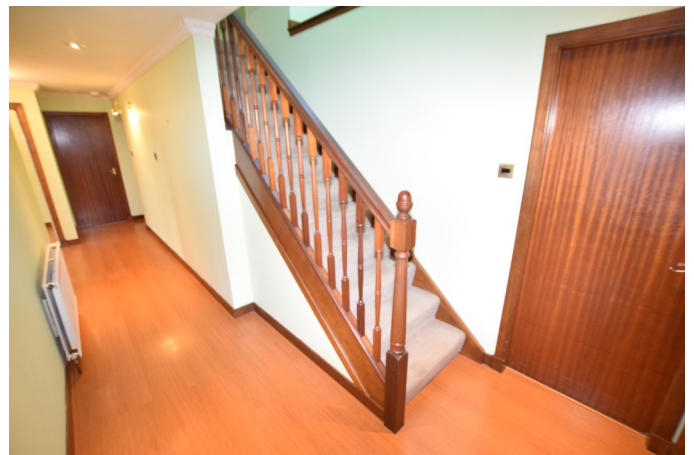














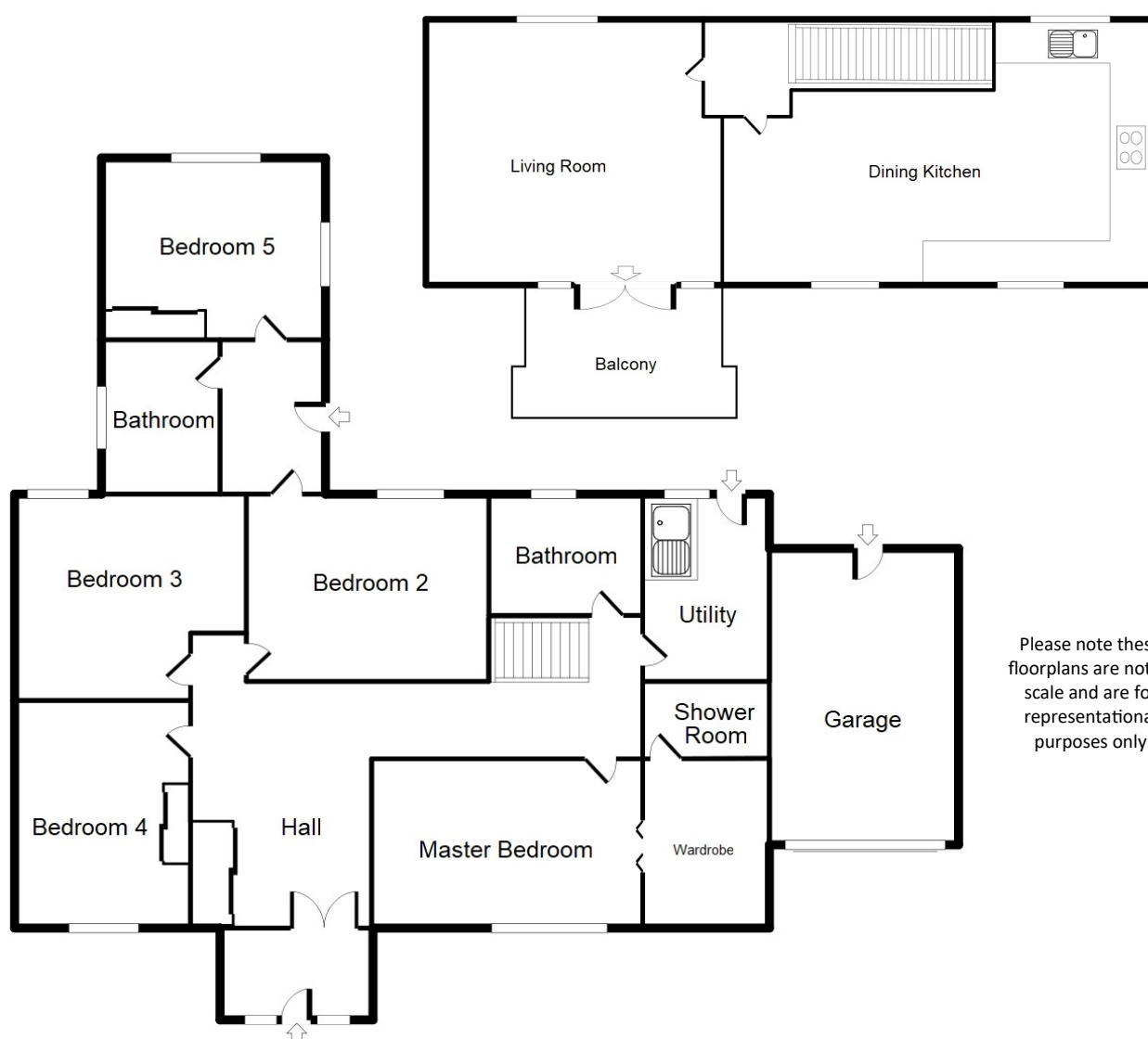






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Vestibule 3.1m x 2.46m
- Utility 1.90m x 3.22m
- Bathroom 2.76m x 2.18m
- Bedroom 2 3.23m x 3.94m
- Bathroom 1.93m x 1.69m
- Bedroom 5 3.54m x 3.53m
- Master Bedroom 3.19m x 4.65m
- Wardrobe 2.73m x 1.91m
- En Suite 1.62m x 1.89m
- Bedroom 4 4.48m x 3.25m
- Bedroom 3 3.24m x 3.22m
- Kitchen/Diner 6.74m x 4.51m
- Living Room 6.0m x 5.0m



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.