

5 Thunderton Place, Elgin IV30 1BG



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## 2 Leonach Crescent, Elgin IV30 6JS



This modern four bedroom detached house is located in an established residential area, within easy reach of Elgin town centre and local amenities.

**DETACHED HOUSE  
FOUR BEDROOMS  
LOC-BLOC DRIVEWAY  
INTEGRAL GARAGE  
FRONT AND REAR GARDENS  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND E  
EPC RATING  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£300,000**

**E1179**

This modern four bedroom detached house is located in an established residential area, within easy reach of Elgin town centre and local amenities.

The accommodation is in good order throughout and comprises: Entrance vestibule, downstairs WC, hallway with under-stairs cupboard, living room with bay window, double doors through to the dining room, which has patio doors to the rear garden, good sized kitchen and separate utility room giving internal access to the garage.

Upstairs is the main bedroom with Juliet balcony, built-in wardrobes and en suite bathroom, three further bedrooms all with built-in wardrobes, and a family bathroom.

The property benefits from gas central heating and double glazing.

A private loc-bloc driveway offers off-street parking and the front garden is laid mainly to lawn, while the enclosed low maintenance rear garden includes a patio and decked seating area.

We highly recommend a viewing to fully appreciate this lovely family home.



















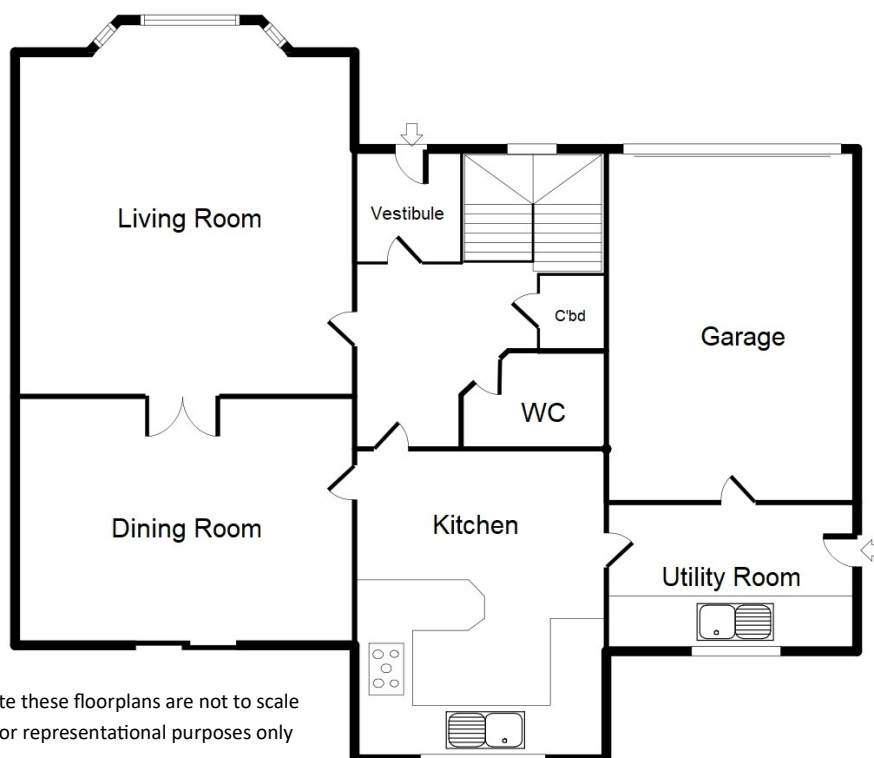




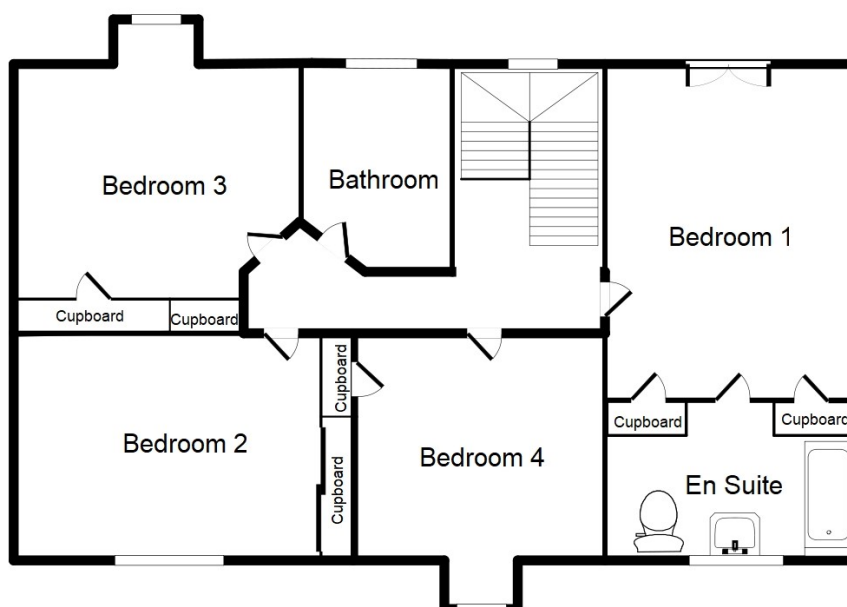
**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Vestibule 1.25m x 1.66m
- WC 2.02m x 1.08m
- Living Room 3.9m x 4.46m
- Dining Room 3.89m x 4.23m
- Kitchen 5.44m x 3.18m
- Utility 3.18m x 1.62m
- Bedroom 1 3.19m x 4.40m

- En suite 3.18m x 1.99m
- Bedroom 2 3.18m x 3.58m
- Bedroom 3 3.77m x 3.26m
- Bedroom 4 2.76m x 3.18m
- Bathroom 2.58m x 1.88m
- Garage 3.16m x 5.37m



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.