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**\*\*REDUCED PRICE\*\* £20,000 UNDER VALUATION \*\*REDUCED PRICE\*\***

## 7 Carsewell Steadings, Alves, IV30 8UE



We are delighted to offer this well presented mid-terraced three bedroom Bungalow with garage situated in the scenic Village of Alves and located within commuting distance of RAF Lossiemouth, Elgin and Forres.

MID-TERRACED BUNGALOW  
WELL PRESENTED  
THREE DOUBLE BEDROOMS  
FREEHOLD  
PRIVATELY ENCLOSED GARDENS  
AIR SOURCE HEAT PUMP HEATING  
UPVC DOUBLE GLAZING  
GARAGE (with power and light)  
TWO ALLOCATED PARKING SPACES  
EIGHT PV PANELS  
COUNCIL TAX BAND D  
EPC RATING B

Offers Over  
£265,000

This charming mid-terraced three bedroom Bungalow which was built by renowned builders Tulloch of Cummingston is situated in an ideal location within close proximity of Forres, Elgin and RAF Lossiemouth. The property which maintains the original traditional exterior also benefits from the advantage of clean, modern living from the well presented, bright and attractive internal layout.

The well proportioned property benefits from an Air Source Heat Pump and UPVC Double Glazing.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with French Doors allowing natural light to flood in and providing scenic views over the garden, modern fully fitted Kitchen/Diner incorporating a good range of wall and base mounted units, integrated oven, hob and cooker hood. There is ample room to accommodate a family size dining table for all of your informal dining requirements. A well proportioned Utility Room provides additional washing and storage facilities. There are three good sized Double Bedrooms, two of which benefit from built in triple wardrobes providing additional storage together with a nicely decorated en-suite Shower Room located off the principle Bedroom. The stylish Family Bathroom incorporates a three piece suite, under sink storage and a shower over the bath.

The property also benefits from eight PV Panels.

Outside, the property sits in beautifully presented gardens laid to lawn with a variety of mature shrubs and bushes.

There is a Garage with power and light together with two allocated parking spaces.

This well presented property is in walk-in condition throughout and an internal viewing is highly recommended to appreciate the attractive décor and bright and spacious accommodation on offer.











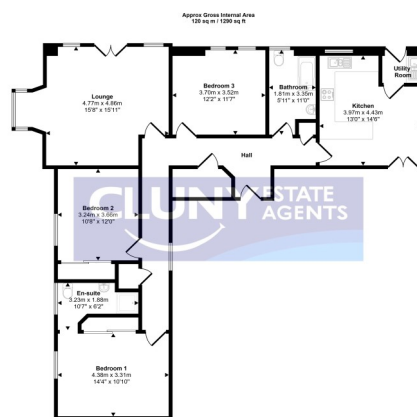


CLUNY ESTATE AGENTS



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Lounge:	4.77m x 4.86m	(15'8" x 15'11")
Kitchen/Diner:	3.97m x 4.43m	(13'0" x 14'6")
Utility Room:	1.12m x 1.56m	(3'8" x 5'2")
Bedroom One:	4.38m x 3.31m	(14'4" x 10'10")
En-suite Shower Room:	3.23m x 1.88m	(10'7" x 6'2")
Bedroom Two:	3.24m x 3.66m	(10'8" x 12'0")
Bedroom Three/Dining Room:	3.70m x 3.52m	(12'2" x 11'7")
Bathroom:	1.81m x 3.35m	(5'11" x 11'0")
Garage:	5.49m x 2.70m	(18'0" x 8'10")



This diagram is only for illustrative purposes and is not to scale. Measurements of rooms, areas, volumes, and any other information are approximate and no responsibility is taken for any error, omission or misstatement. Some of the items such as bathroom tubs are representative only and may not be the actual items. Sizes will vary slightly.

#### 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.

