

CLUNY ESTATE AGENTS

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Carrmena, Cadgers Road,
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REDUCED: £10,000 BELOW VALUATION



This detached three bedroom bungalow with a wrap-around garden, driveway and single garage enjoys a quiet location in the village of Garmouth and would make an ideal family home.

DETACHED BUNGALOW
THREE DOUBLE BEDROOMS
ESTABLISHED WRAP-AROUND
GARDEN WITH POND
PRIVATE SEPTIC TANK
DOUBLE GLAZING
OIL-FIRED CENTRAL HEATING
COUNCIL TAX BAND E
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Offers Around
£220,000

E1155

This detached three bedroom bungalow enjoys a quiet, semi-rural community setting on the outskirts of the village of Garmouth, close to the Moray Coastal Trail and Spey Bay nature reserve. The town of Fochabers is just a few miles away and has a range of local amenities.

In need of some modernisation throughout, the accommodation comprises: Entrance vestibule, spacious hallway, WC, open plan living/dining room, conservatory, kitchen, three double bedrooms all with built-in storage, and a bathroom. Benefiting from ample storage, the property has oil-fired central heating and double glazing to most windows. Drainage is to a private septic tank located in the rear garden.

Set in a generous wrap-around garden with mature trees and hedges and a pond, there is a private driveway, ample off-street parking and a detached single garage.

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









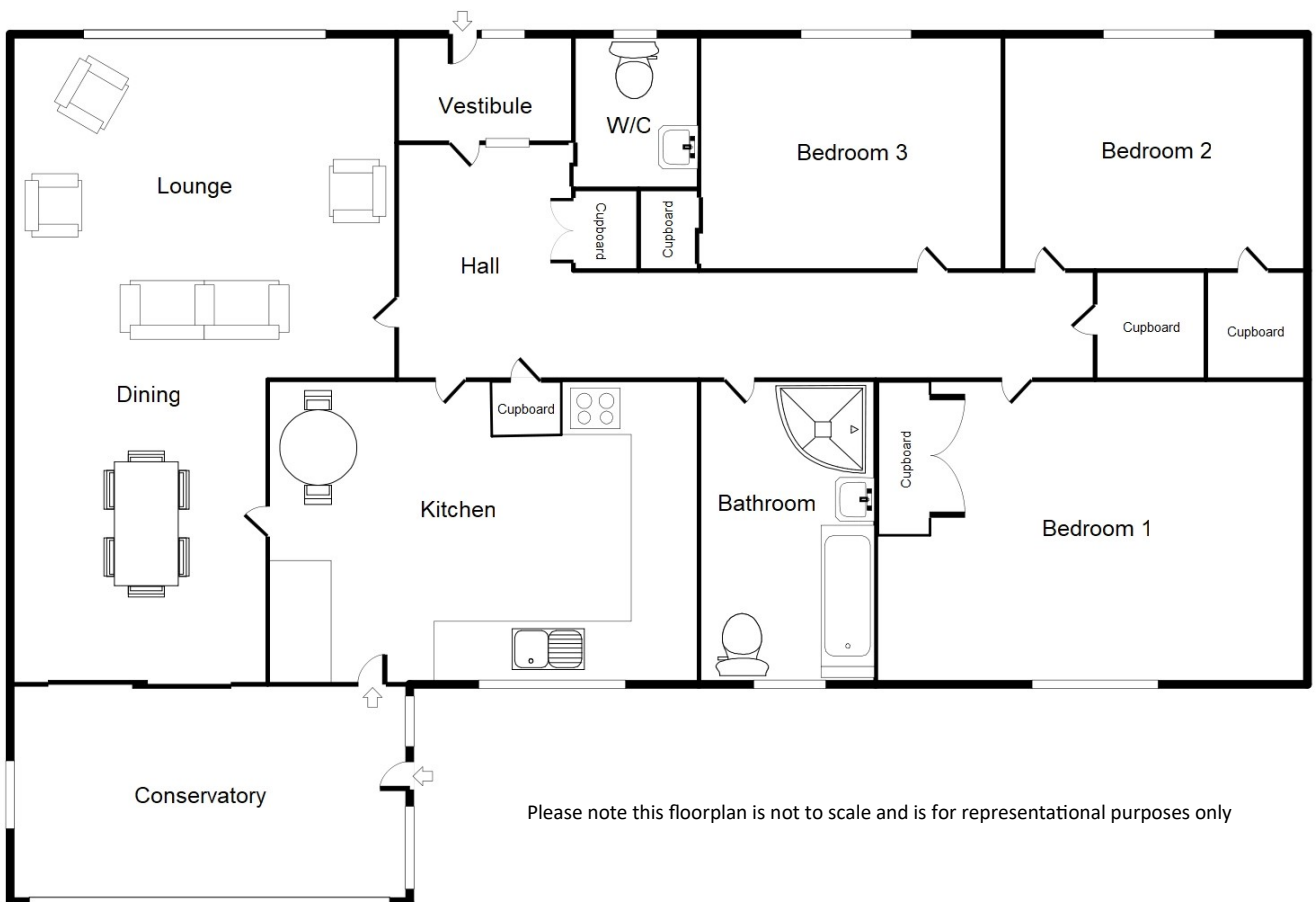




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Vestibule 1.78m x 0.94m
- Hallway 1.78m x 6.99m
- WC 1.8m x 1.11m
- Lounge 4.74m x 4.72m
- Dining Space 3.62m x 3.69m
- Conservatory 5.17m x 2.80m

- Kitchen 4.11m x 3.60m
- Bathroom 1.90m x 3.59m
- Bedroom 3 2.92m x 3.59m
- Bedroom 2 2.87m x 3.58m
- Bedroom 1 3.9m x 3.6m
- Garage 6.98m x 3.79m



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.