CLUNY ESTATE AGENTS

5 Thunderton Place, Elgin IV30 1BG

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3 Sandstone Street, Elgin IV30 6LJ

REDUCED: OVER £15,000 BELOW VALUATION

This modern four bedroom detached house with garage and garden is within easy reach of a good range of amenities and transport links, and would make an ideal family home.

DETACHED HOUSE
FOUR BEDROOMS
FRONT AND REAR GARDENS
DRIVEWAY AND GARAGE
LARGE TIMBER SHED
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND E
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Reduced to £259,700

E1225

This well presented, modern four bedroom detached property is situated in an established residential area of Elgin, within easy reach of local amenities and Elgin town centre.

Perfectly designed for modern family living, the accommodation comprises: Hallway, living room, fitted kitchen with dining area and French doors to the rear garden, a separate utility room and a cloakroom/WC. To the first floor is the principal bedroom with en suite shower room, two further double bedrooms, a single bedroom and a bathroom. The property also benefits from gas central heating and double glazing.

At the front of the property is a low maintenance garden, while the private driveway leads to an integral single garage. To the rear a paved seating area offers outside entertaining space, with a further enclosed garden beyond, mainly laid to lawn and including a good sized timber shed.

This lovely home combines a family-friendly layout with the convenience of its location close to shops, schools, a medical centre and transport links and we highly recommend a viewing.

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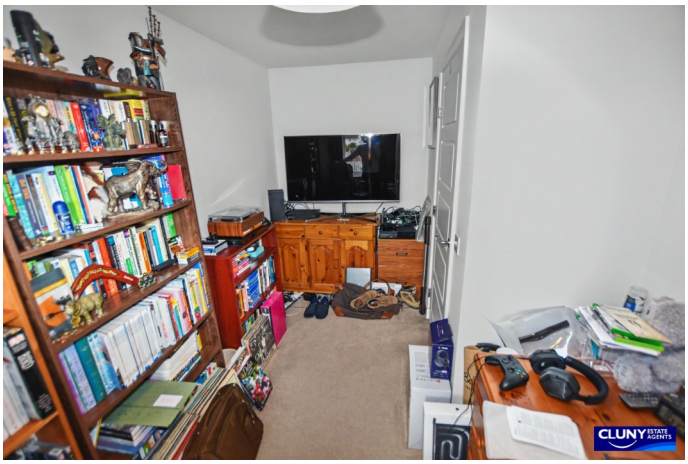
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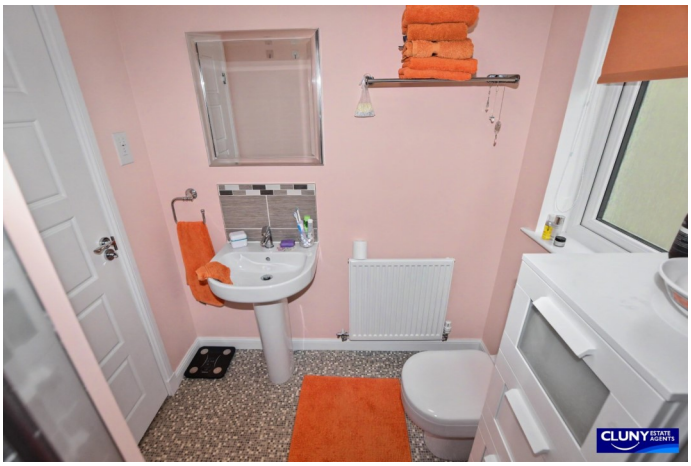
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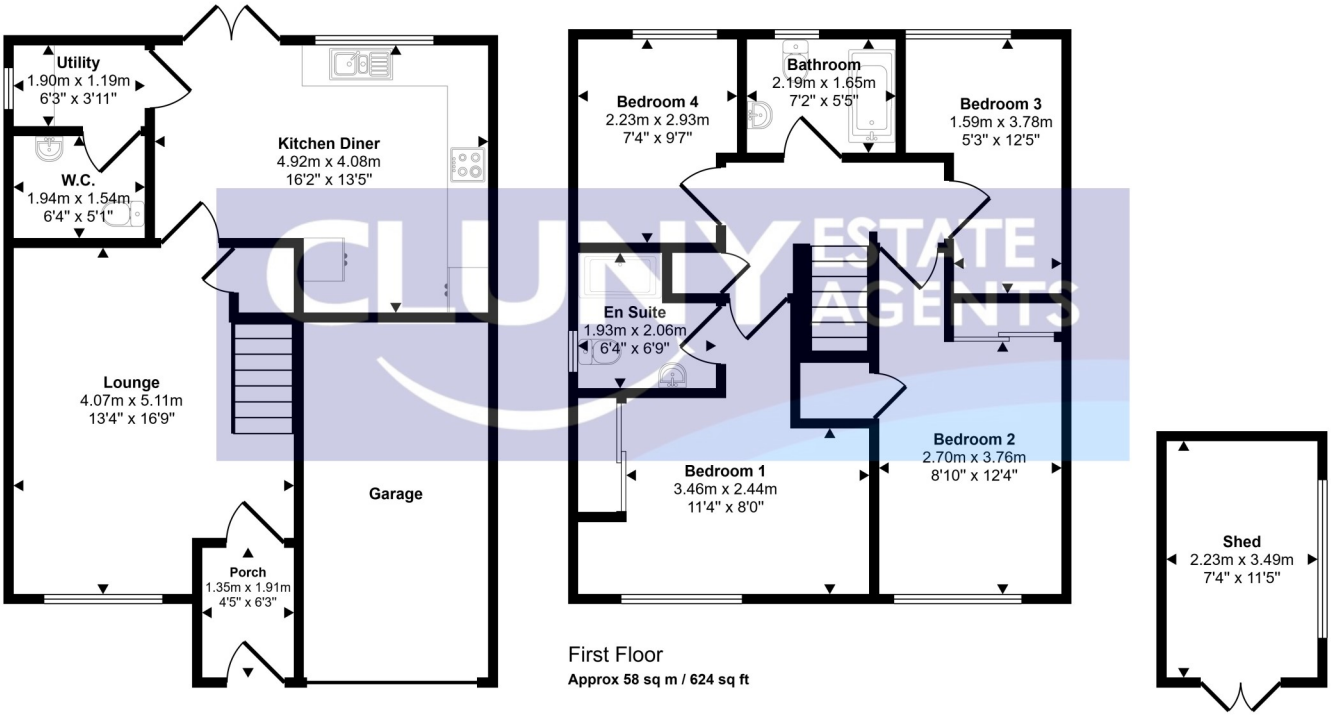
If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

• Entrance Porch	1.35m x 1.91m
• Lounge	4.07m x 5.11m
• Kitchen/Diner	4.92m x 4.08m
• Utility	1.90m x 1.19m
• WC	1.94m x 1.54m
• Bedroom 1	3.46m x 2.44m
• En Suite	1.93m x 2.06m
• Bedroom 2	2.70m x 3.76m
• Bedroom 3	1.59m x 3.78m
• Bathroom	2.19m x 1.65m
• Bedroom 4	2.23m x 2.93m

Approx Gross Internal Area
128 sq m / 1378 sq ft



Ground Floor
Approx 62 sq m / 670 sq ft

First Floor
Approx 58 sq m / 624 sq ft

Shed
Approx 8 sq m / 84 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 guide-line only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

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