

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

2 The Courtyard, Troves, Elgin IV30 8RD



This two bedroom semi-detached bungalow enjoys a semi-rural village location just a few miles from Elgin and would make an ideal first-time buy, family home or retirement property.

**SEMI-DETACHED BUNGALOW
TWO BEDROOMS
INTEGRAL SINGLE GARAGE
OFF-STREET PARKING
GARDEN
DOUBLE GLAZING
ELECTRIC HEATING
COUNCIL TAX BAND C
EPC RATING B
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£175,000**

E1235

This traditional, two bedroom semi-detached bungalow enjoys a peaceful, semi-rural location within the village of Troves, just a few miles from Elgin and a full range of local amenities.

The well-proportioned accommodation is decorated in light, neutral tones giving a spacious and airy feel and comprising: Hallway, good sized living room, a kitchen/diner, two double bedrooms both with built-in wardrobes, and a bathroom. The property benefits from double glazing and electric heating, and solar photovoltaic panels have been fitted to the southern pitch of the roof.

A shared access leads to a loc-bloc parking area and gravelled driveway, with an integral single garage providing additional storage. To the rear of the property is a private garden which has been landscaped to include raised beds and mature shrubs, featuring a paved patio area perfect for outdoor dining or entertaining.

Drainage is understood to be via a septic tank.

Combining a desirable, semi-rural location with the convenience and accessibility of single storey living space, this charming property will appeal equally to young families, first-time buyers or retirees and we highly recommend a viewing.

Furniture can be included by separate negotiation.





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

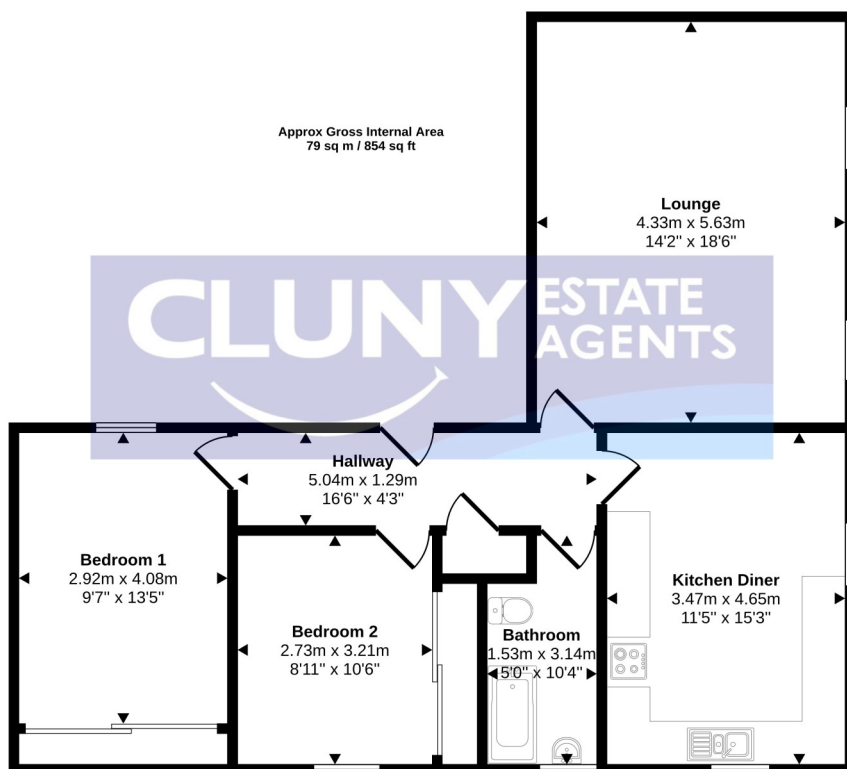
- Hallway 5.04m x 1.29m
- Lounge 4.33m x 5.63m
- Kitchen/Diner 3.47m x 4.65m

- Bedroom 1 2.92m x 4.08m
- Bedroom 2 2.73m x 3.21m
- Bathroom 1.53m x 3.14m



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.



Floorplan

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.