

5 Thunderton Place, Elgin IV30 1BG



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19a West Road, Elgin IV30 1SA



This five bedroom detached property with driveway, garden and garage enjoys a convenient location in Elgin's West End and would make an ideal family home but could also be suitable for use as a B&B.

**DETACHED HOUSE
FIVE BEDROOMS, FIVE BATHROOMS
TWO KITCHENS
DETACHED SINGLE GARAGE
LOC-BLOC DRIVEWAY
TERRACED GARDENS
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND F
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£300,000**

E1224

This five bedroom detached house represents a fantastic opportunity to acquire a good sized property in the sought after West End of Elgin, within easy walking distance of Dr Gray's Hospital, Elgin town centre and local amenities.

With a layout and location that would lend itself equally to a family home or to running a business such as a B&B, the accommodation comprises to the ground floor: Entrance vestibule, hallway, lounge, kitchen/diner, bedroom, bathroom, separate wc, hallway and sun room. The lower ground floor consists of a hallway, a second kitchen/diner and four further bedrooms, all with en suite shower rooms.

The property also benefits from double glazing and gas central heating.

To the front of the property, a loc-bloc driveway provides off-street parking, with a detached block-built single garage offering additional storage. There are garden grounds to the front, sides and rear of the property, which are landscaped and terraced with retaining walls, featuring trees, shrubs, flower beds and paved pathways. The rear aspect takes in views over the treetops down to the historic Old Mill and the River Lossie beyond.

Ideal for a B&B business, family home or multi-generational living, we highly recommend a viewing to appreciate the full potential of this property.







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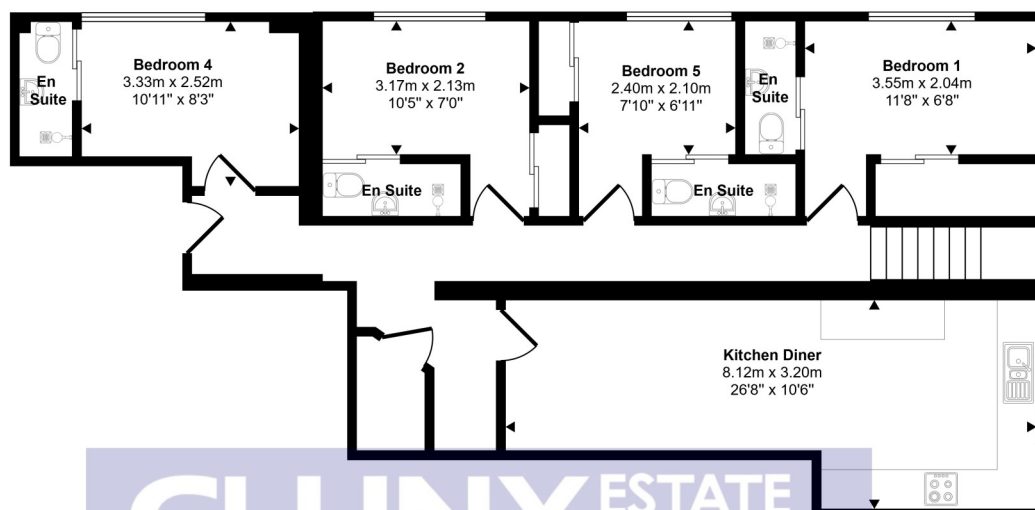
If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

- Kitchen 3.53m x 3.09m
- Dining Room 3.61m x 2.98m
- Lounge 5.35m x 3.51m
- Conservatory 4.72m x 4.74m
- Bedroom 3 3.54m x 3.42m
- Bathroom 3.55m x 2.02m

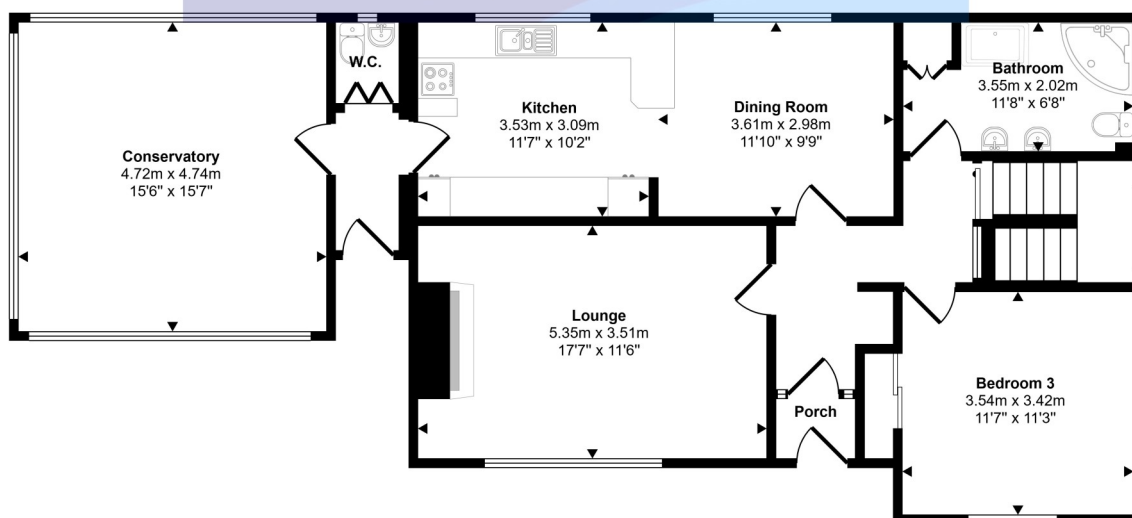
Lower Ground Floor

- Kitchen/Diner 8.12m x 3.20m
- Bedroom 1 3.55m x 2.04m
- Bedroom 2 3.17m x 2.13m
- Bedroom 4 3.33m x 2.52m
- Bedroom 5 2.40m x 2.10m

Approx Gross Internal Area
192 sq m / 2070 sq ft



Lower Ground Floor
Approx 88 sq m / 948 sq ft



Ground Floor
Approx 104 sq m / 1122 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 guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.