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7 The Maltings, Elgin IV30 8AE

REDUCED: £5000 BELOW VALUATION



This modern three bedroom detached house with front and rear gardens, private driveway and garage is situated in an established residential area close to local amenities and would make an ideal family home.

MODERN DETACHED HOUSE
THREE BEDROOMS, ONE EN SUITE
FRONT AND REAR GARDENS
PAVED PRIVATE DRIVEWAY
INTEGRAL SINGLE GARAGE
DOUBLE GLAZING
HYBRID AIR SOURCE HEATING
COUNCIL TAX BAND E
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Reduced to
£270,000

E998

This modern detached three bedroom house is situated in an established residential area of Elgin, just a short distance from local amenities.

In walk-in condition, the accommodation comprises: Hallway, living room with large storage cupboard, open plan kitchen/diner with patio doors to the garden, separate utility room and downstairs WC. To the first floor is a landing with storage cupboard, three bedrooms all with built-in wardrobes (one with en suite shower room), and a family bathroom. The property benefits from double glazing and hybrid air source heating.

A shared access road leads to the front of the property, where there is a private paved driveway, integral single garage and low maintenance lawned area. To the rear is an enclosed garden with patio seating area.

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

Estimated broadband speeds for this property with the Openreach network are:

Standard: Highest download speed 8 Mbps, highest upload speed 0.8 Mbps

Superfast: Highest download speed 53 Mbps, highest upload speed 10 Mbps

Ultrafast: Highest download speed 1000 Mbps, highest upload speed 220 Mbps

We cannot guarantee these speeds—they are for guidance only









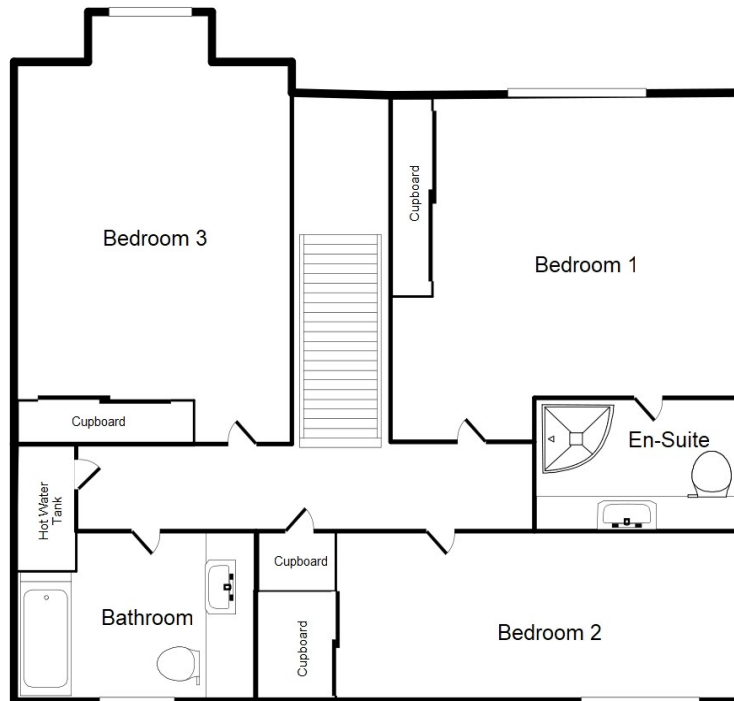
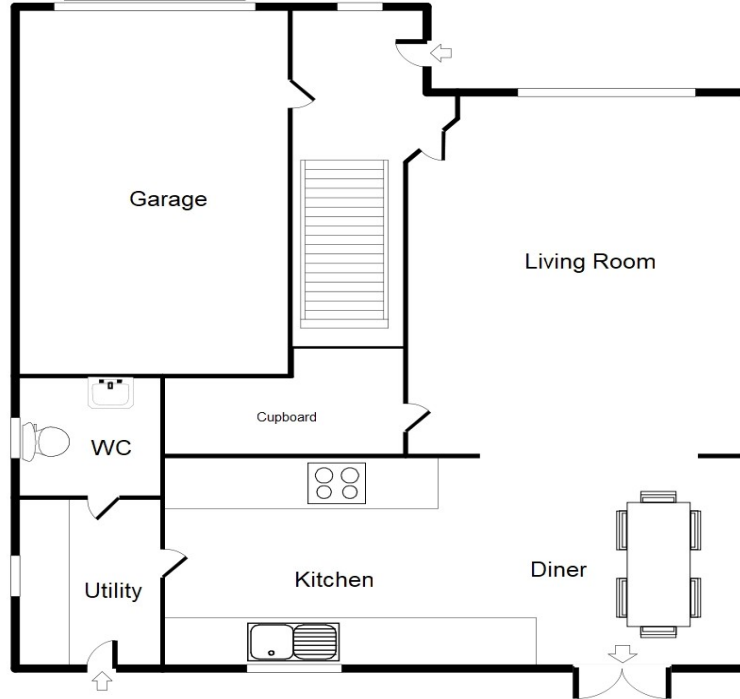




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Hallway 1.82m x 3.25m
- Lounge 4.98m x 3.44m
- Kitchen 2.68m x 3.0m
- Diner 2.60m x 2.68m
- Utility 1.97m x 2.23m
- WC 1.96m x 1.46m

- Bedroom 1 3.43m x 3.88m
- Bedroom 2 2.6m x 4.41m
- Bedroom 3 4.88m x 3.0m
- En Suite 2.20m x 1.64m
- Garage 6.01m x 2.98m



Please note these floorplans are not to scale and are for representational purposes only

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.