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Derlyn, 3 Roseisle Maltings Cottages, Roseisle IV30 5YP



This three bedroom detached bungalow with wrap-around garden and garage enjoys a semi-rural location on the outskirts of Roseisle, within easy reach of the beach and just a few miles from Elgin and Forres.

**DETACHED BUNGALOW
THREE BEDROOMS
CONSERVATORY
DRIVEWAY AND GARAGE
WRAP-AROUND GARDEN
TRIPLE GLAZING
LPG HEATING
COUNCIL TAX BAND D
EPC RATING E
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£230,000**

E1142

This three bedroom detached bungalow is located in a semi-rural location on the outskirts of Roseisle, just a few miles from Elgin, Forres and local amenities and with woodland walks and a beautiful beach close by.

The accommodation is all on one level and comprises: Entrance hallway with ample storage, kitchen with breakfast bar, spacious living/dining room with electric fire, conservatory, three bedrooms all with built-in wardrobes and a bathroom with a bath and separate shower cubicle. The property also benefits from an attached utility room with plumbing and storage, and a single garage. The property has triple glazing and is heated by LPG, with a storage tank located externally. Drainage is via a shared septic tank situated outwith the property boundary.

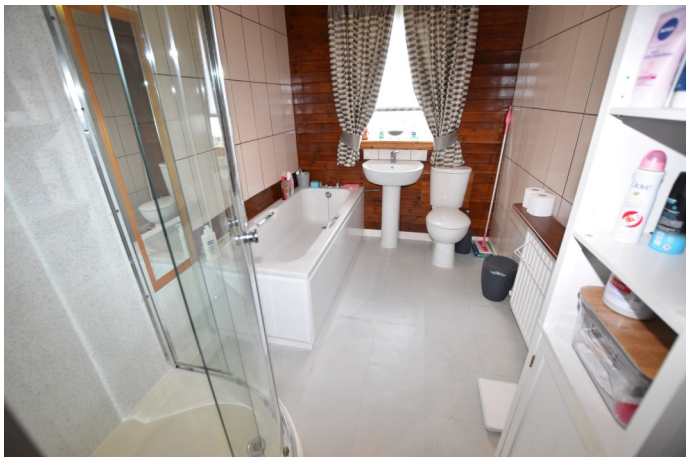
With private garden grounds to the front, side and rear, there is also a driveway to the side of the property and three storage sheds located in the rear garden.

Offering lots of potential, we highly recommend a viewing to fully appreciate this family home.







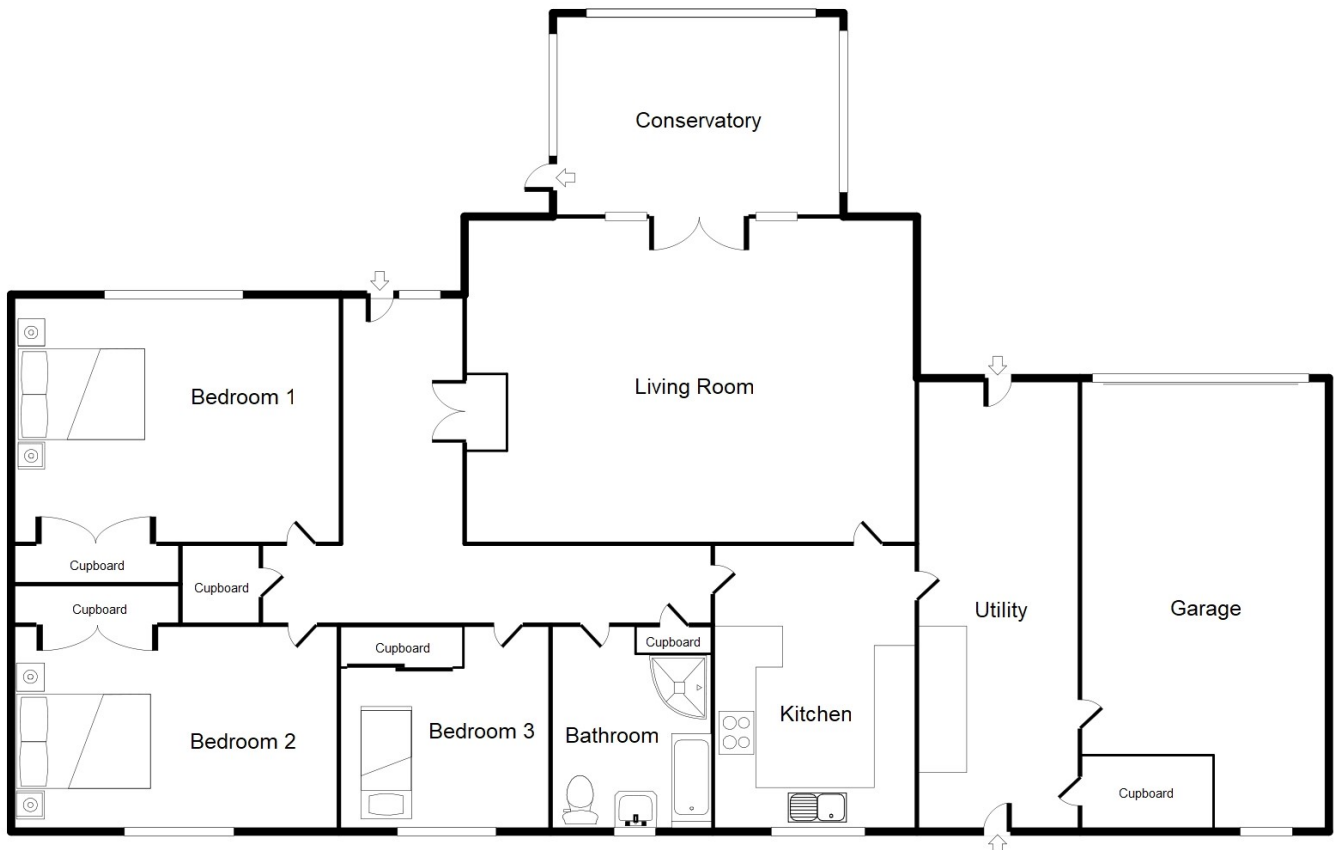






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 2.67m x 4.59m
- Lounge 5.21m x 4.38m
- Sun Room 3.46m x 2.94m
- Bathroom 1.95m x 3.49m
- Bedroom 3 2.58m x 3.50m
- Bedroom 2 3.59m x 3.5m
- Bedroom 1 3.5m x 3.62m
- Garage 7.0m x 3.12m



Please note this floorplan is not to scale and is 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.

