

5 Thunderton Place, Elgin IV30 1BG



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## Grange Villa, 25 Duff Avenue, Elgin IV30 1QS



This traditional four bedroom detached property is situated in a sought after residential area of Elgin, within easy reach of the town centre and local amenities, and would make a lovely family home.

**DETACHED HOUSE  
FOUR DOUBLE BEDROOMS  
DRIVEWAY AND GARAGE  
FRONT AND REAR GARDENS  
GAS CENTRAL HEATING  
UNDERFLOOR HEATING TO  
KITCHEN/DINER  
DOUBLE GLAZING  
COUNCIL TAX BAND E  
EPC RATING C  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£335,000**

**E1004**

This traditional four bedroom detached house is situated in a sought after residential area of Elgin, within easy reach of the town centre and local amenities.

In walk-in condition, the accommodation comprises: Entrance vestibule, hallway with under-stairs storage, open plan kitchen/diner with feature skylight and patio doors to the garden, utility room housing the boiler, living room, two downstairs double bedrooms with built-in storage, and shower room. Upstairs are two further double bedrooms and a family bathroom. The property benefits from gas central heating, under floor heating to the kitchen/diner, and double glazing throughout. The fridge/freezer, washing machine and tumble dryer are included in the sale.

With a driveway, single garage and garden area to the front, at the rear of the property is a generously sized enclosed garden with patio seating area.

We highly recommend a viewing of this lovely family home.







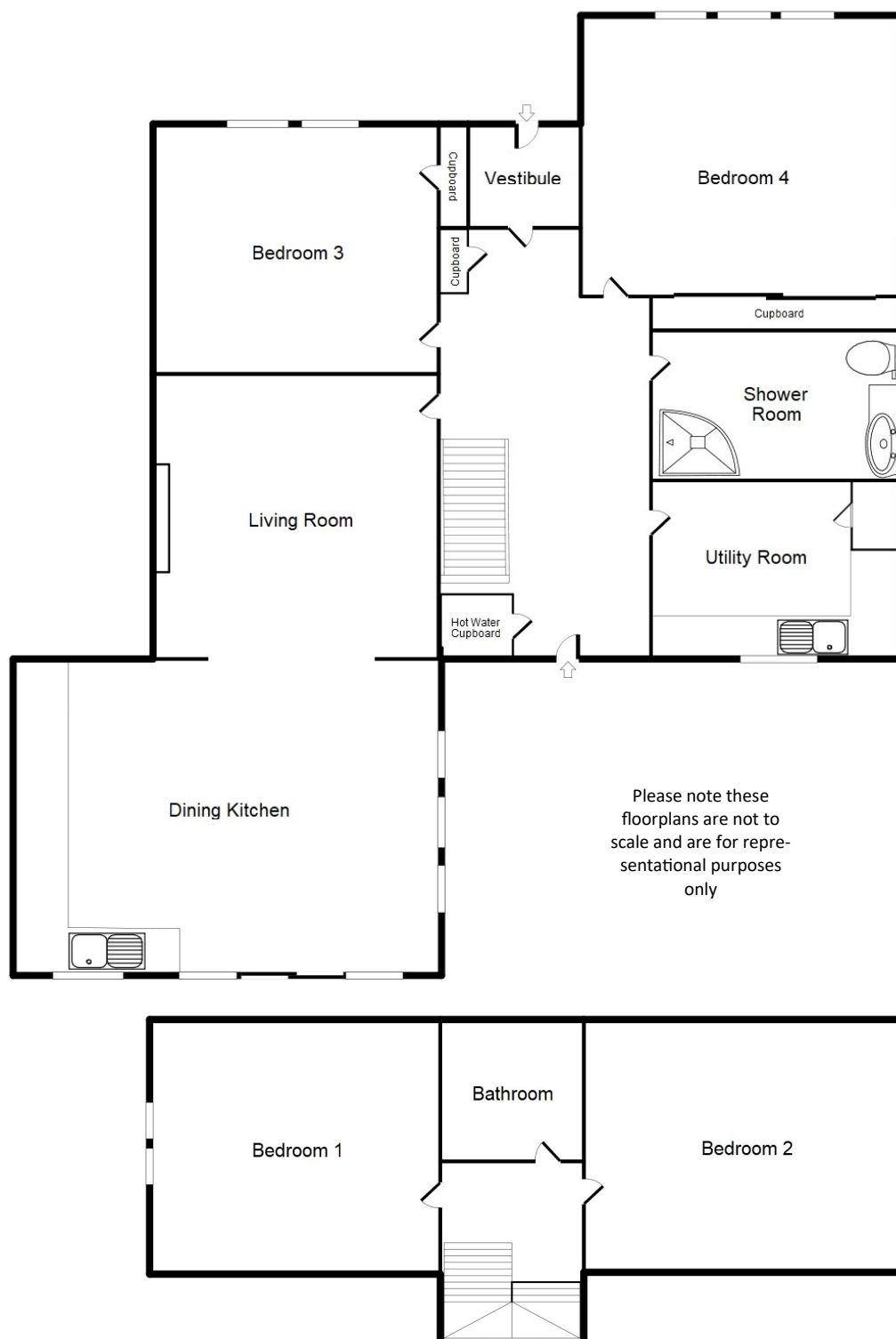






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Vestibule 1.36m x 1.20m
- Kitchen/Diner 6.90m x 4.31m
- Lounge 3.83m x 3.58m
- Utility room 2.63m x 2.04m
- Bedroom 1 3.91m x 3.41m
- Shower room 2.58m x 1.77m
- Bedroom 2 3.37m x 3.25m
- Bedroom 3 3.97m x 3.95m
- Bathroom 1.86m x 1.79m
- Bedroom 4 3.93m x 3.30m



#### 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.