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20 Duffus Place,  
Elgin IV30 5PB

**REDUCED: £10,000 BELOW VALUATION**



This immaculate three bedroom detached house with garden and integral garage is situated in an established residential area close to Elgin town centre and would make an ideal family home.

DETACHED HOUSE  
THREE DOUBLE BEDROOMS  
SUN ROOM  
DRIVEWAY AND INTEGRAL GARAGE  
FRONT AND REAR GARDENS  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND E  
EPC RATING C  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED

Offers Around  
£260,000

E1011

This immaculate three bedroom detached house is situated in an established residential area, just a short distance from Elgin town centre and local amenities, and convenient for transport links to the nearby coastal town of Lossiemouth.

In walk-in condition, the accommodation comprises: Entrance vestibule with access to the garage, living room, rear hallway with door to the garden, wc, modern kitchen leading to the open plan sun room with patio doors to the rear garden. Upstairs is a landing, three double bedrooms, all with built-in wardrobes, one with en suite shower room, and a family bathroom. The property benefits from gas central heating and double glazing.

A private driveway leads to the integral single garage, which houses the boiler. The front garden is laid to lawn, while to the rear is a low maintenance enclosed garden with paved seating area.

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























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

- Vestibule 1.71m x 1.28m
- Lounge 4.43m x 3.76m
- Garage 5.56m x 2.50m
- WC 1.95m x 1.81m
- Kitchen 4.54m x 3.88m
- Sun Lounge 4.05m x 3.52m
- Bedroom 1 3.63m x 2.98m
- En Suite 2.73m x 1.41m
- Bedroom 2 2.91m x 2.68m
- Bathroom 2.62m x 1.71m
- Bedroom 3 3.01m x 2.47m



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.