

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

## Lochan Lodge, 12 Lithe Lochan, Longmorn, Elgin IV30 8SA



This immaculate recently built detached four bedroom bungalow with double garage and home office enjoys a semi-rural location just a short distance from Elgin and is a stunning family home

**DETACHED BUNGALOW  
FOUR DOUBLE BEDROOMS, THREE EN  
SUITE  
DRIVEWAY AND DOUBLE GARAGE  
WITH ELECTRIC DOORS  
LARGE FRONT AND REAR  
GARDENS  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND G  
EPC RATING B  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£625,000**

**E1015**

This immaculate, recently built detached four bedroom bungalow is situated in a semi-rural location on the outskirts of Elgin, just a short drive from local amenities. In walk-in condition, the accommodation comprises: Double entrance doors leading to spacious hallway with social area, open plan kitchen/dining and living room with feature fireplace, bar area with built-in wine fridge, and patio doors to the rear garden, separate utility room and boot room with access to the double garage, a master bedroom with large dressing room and en-suite shower room, a further two double bedrooms, each with en suite and walk-in wardrobes, a fourth double bedroom, and a family bathroom. The property benefits from gas central heating and double glazing, and solar (photovoltaic) panels are fitted to the rear of the property.

A sweeping gravel driveway leads to the double garage with electric doors and there is a home office situated to the front of the property.

The low maintenance front and rear gardens include a composite decking area to the rear, and external electric sockets have been installed for outdoor use.

A viewing is highly recommended to appreciate this stunning family home.





























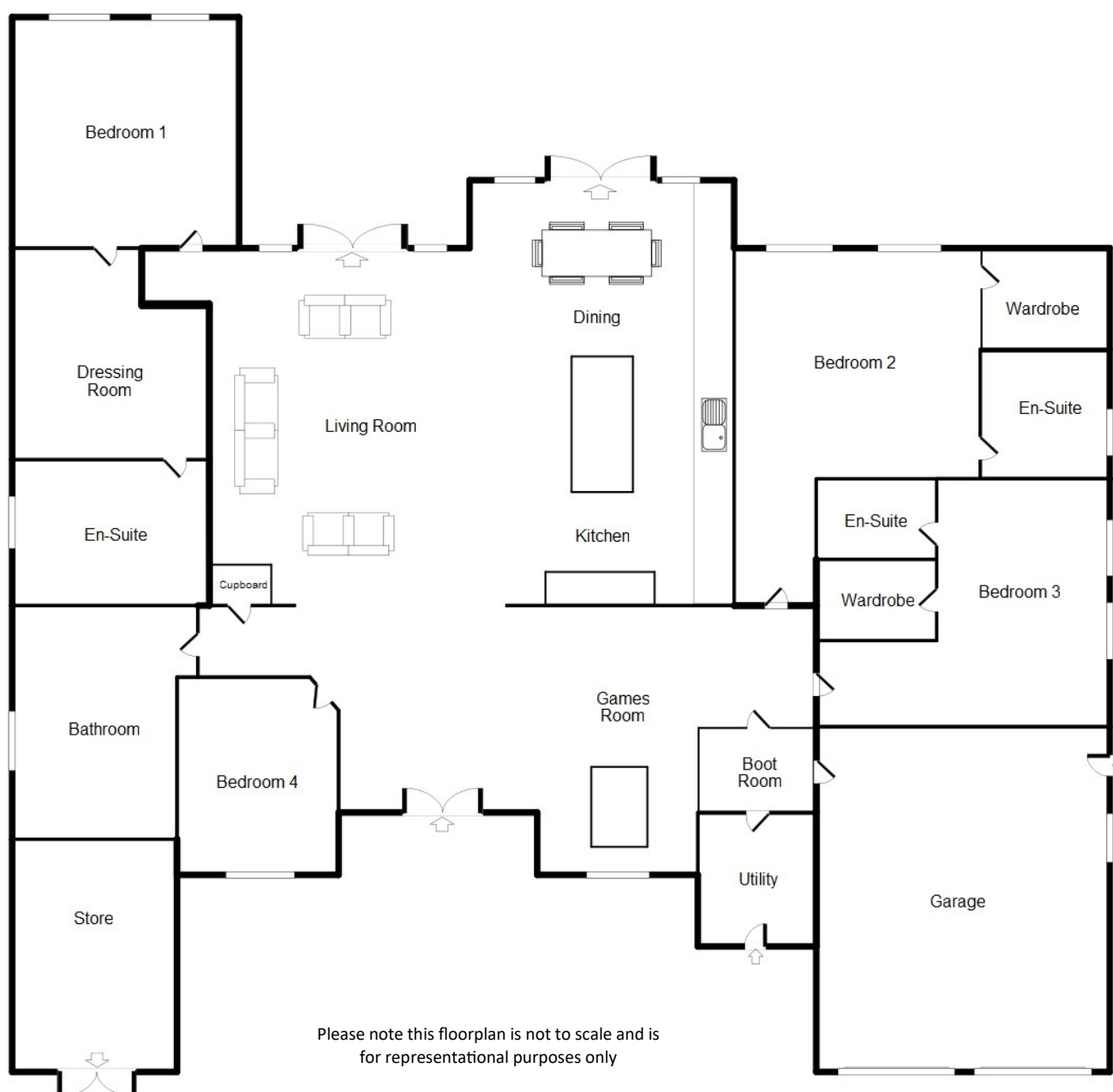




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen/Lounge 10.11m x 7.41m
- Bedroom 1 5.01m x 4.48m
- Dressing Room 4.16m x 4.00m
- En Suite 4.04m x 2.49m
- Bedroom 2 4.50m x 4.01m
- En Suite 2.70m x 2.24m
- Bedroom 3 4.45m x 3.50m
- En Suite 2.48m x 1.61m

- Utility 2.64m x 1.99m
- Boot Room 2.09m x 1.97m
- Garage 7.57m x 7.00m
- Dining Room 5.62m x 3.17m
- Bedroom 4 3.91m x 3.15m
- Bathroom 3.29m x 3.14m
- Store 6.03m x 3.00m



#### 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.