

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

Kinneddar Farm Cottage, Lossiemouth IV31 6SA



This three bedroom detached bungalow with good sized garden, garage and workshop enjoys a semi-rural location close to the coastal town of Lossiemouth and would make an ideal family home.

**DETACHED BUNGALOW
THREE DOUBLE BEDROOMS
GARAGE AND WORKSHOP
OIL-FIRED CENTRAL HEATING
DOUBLE GLAZING
DRAINAGE TO SEPTIC TANK
COUNCIL TAX BAND E
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£225,000**

E10

This three bedroom detached bungalow is situated in a semi-rural location just a short distance from the coastal town of Lossiemouth and local amenities.

In need of some cosmetic upgrading, the accommodation comprises: Entrance vestibule, hallway, living room, kitchen/diner with patio doors to the rear garden, family bathroom with separate shower cubicle, three double bedrooms all with built-in wardrobes and a shower room. The property benefits from oil-fired central heating and double glazing.

To the front of the property is a driveway leading to a detached garage and workshop with utility/boiler room. The good sized garden grounds are laid mostly to lawn, with patio seating areas and some established trees.

Some additional ground including a stone bothy adjacent to the property may be available to purchase by separate negotiation.

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**

- Kitchen 5.97m x 3.27m
- Dining Room 3.78m x 2.90m
- Lounge 6.00m x 3.94m
- Vestibule 1.52m x 1.35m
- Bathroom 2.90m x 2.29m
- Bedroom 1 3.06m x 2.98m
- Bedroom 2 3.67m x 2.98m
- Bedroom 3 3.67m x 2.91m
- Shower Room 1.99m x 1.66m
- Garage 5.44m x 3.73m
- Workshop 5.27m x 3.80m
- Boiler/Utility 5.24m x 2.84m



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.