

5 Thunderton Place, Elgin IV30 1BG



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## Speyview, Shore Road, Kingston IV32 7NS



This traditional detached three bedroom house with garage and garden is situated in the coastal village of Kingston and would make an ideal first-time buy, family home or holiday home.

**DETACHED HOUSE  
THREE BEDROOMS  
GARDEN AND BLOCK-BUILT  
STORE  
DRIVEWAY  
SINGLE GARAGE  
OIL-FIRED CENTRAL HEATING  
SINGLE GLAZING  
COUNCIL TAX BAND C  
EPC RATING F  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Valuation  
£210,000**

**E1041**

This traditional detached three bedroom one and a half storey house is situated in the heart of the coastal village of Kingston, with beautiful scenic views and just a short drive from Fochabers and local amenities.

In good condition, the accommodation comprises: Entrance vestibule, open plan kitchen/dining room, two double bedrooms to the front of the property, one with built-in wardrobe, a further downstairs double bedroom to the rear with built-in wardrobe, and a family bathroom. To the first floor is an open plan living/family room with fireplace. The property benefits from oil-fired central heating and single glazing throughout.

Outside is a private driveway, detached single garage and a large rear garden offering incredible views.

This would make an ideal family or holiday home or a first-time buy and we highly recommend a viewing.



















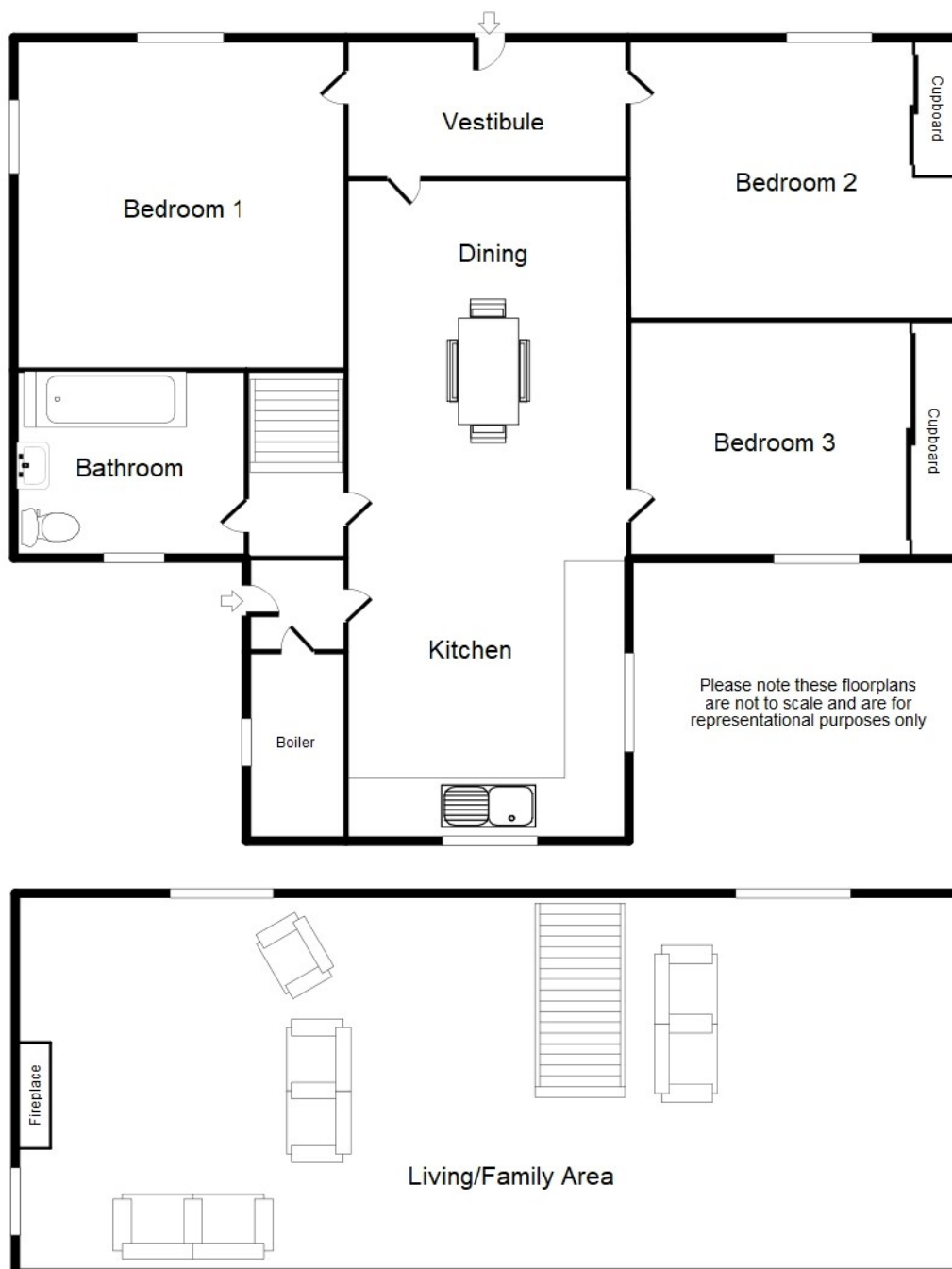




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- Boiler room 1.51m x 1.01m
- Kitchen/Diner 7.10m x 3.20m
- Bedroom 3 3.17m x 2.32m
- Bathroom 2.28m x 2.01m
- Bedroom 1 3.50m x 3.24m
- Bedroom 2 3.34m x 3.02m
- Living/Family Room 10.40m x 4.62m



#### 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.