

5 Thunderton Place, Elgin IV30 1BG



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51 Birnie Place, Elgin IV30 6EB

REDUCED: OVER £10,000 BELOW VALUATION



This two bedroom detached bungalow with garage and gardens is situated in a sought after residential area of Elgin, within easy reach of local amenities, and would make an ideal family home or retirement property.

DETACHED BUNGALOW
TWO DOUBLE BEDROOMS
THREE ATTIC ROOMS
CONSERVATORY
FRONT AND REAR GARDENS
TWO DRIVEWAYS AND GARAGE
ELECTRIC HEATING
DOUBLE GLAZING
COUNCIL TAX BAND D
EPC RATING F
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Reduced to
£254,995

E1045

This two bedroom detached bungalow is situated in a sought after residential area of Elgin, within easy reach of Elgin town centre and local amenities.

The accommodation is in good order and comprises: Entrance vestibule, hallway, living room with bay window to the front, kitchen/diner, dining room/double bedroom with built-in wardrobe and door to the conservatory, a further double bedroom with built-in wardrobe, and a shower room. A fixed staircase from the hallway leads to the upper floor, where there are three attic store rooms offering the potential to form further bedrooms, subject to the necessary consents. The staircase will require modifications to comply with building regulations.

The property benefits from double glazing and electric heating.

To the front of the property are two separate driveways, one leading to a single detached garage. The low maintenance front and rear gardens are laid mostly to lawn, with some paved areas.

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







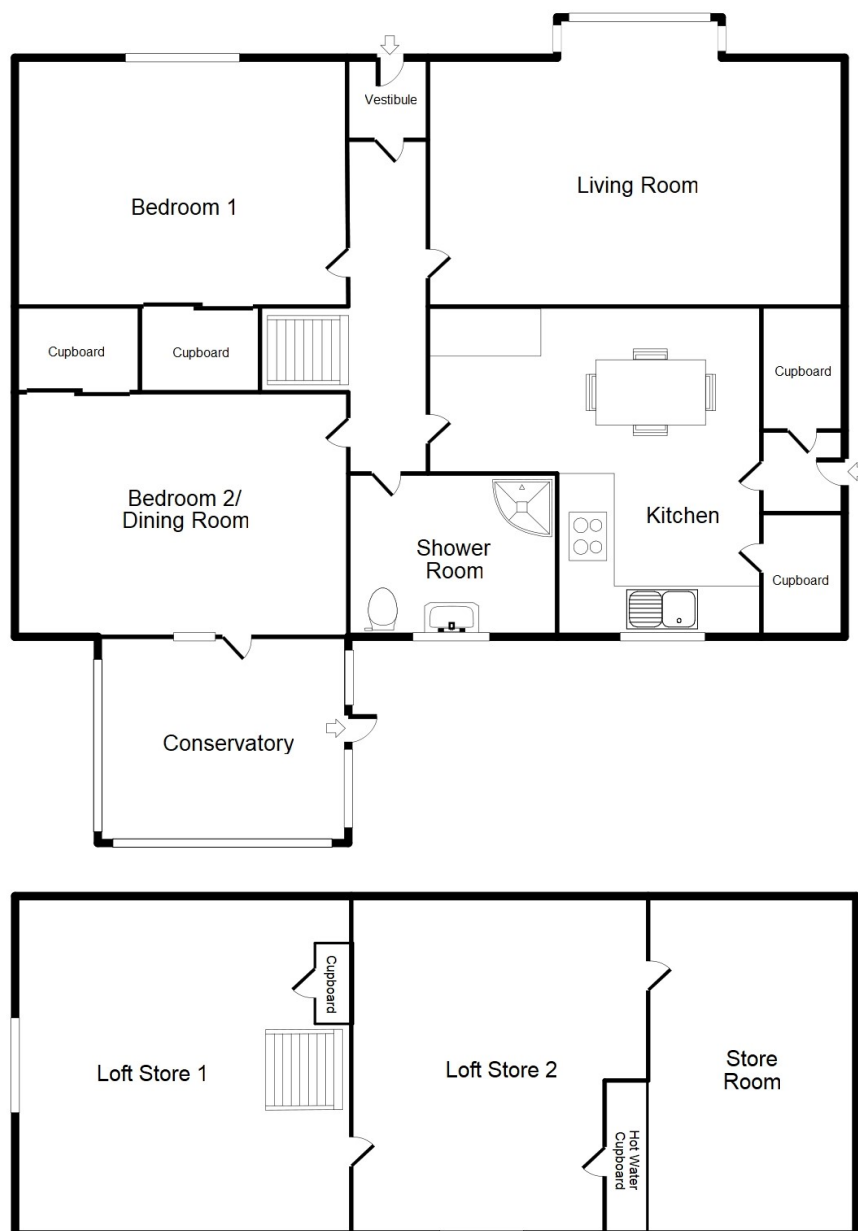






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

• Living room	4.86m x 4.30m	15'11" x 14'1"
• Kitchen	3.84m x 3.45m	12'7" x 11'4"
• Bedroom 1	3.92m x 2.97m	12'10" x 9'9"
• Bedroom 2/Dining	3.92m x 2.98m	12'10" x 9'9"
• Conservatory	2.75m x 2.42m	9'0" x 7'11"
• Shower Room	2.28m x 1.81m	7'6" x 5'11"
• Loft Store 1	4.10m x 4.38m	13'5" x 14'5"
• Loft Store 2	4.34m x 3.08m	14'3" x 10'1"
• Store Room off	4.34m x 2.52m	14'3" x 8'3"
• Garage	5.84m x 2.79m	19'2" x 9'2"



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.