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Bealach, Roseisle, Elgin IV30 8XN



This modern detached four bedroom property is set in approximately 0.6 acre garden grounds in a semi-rural location just a few miles from Elgin and would make an ideal family home.

**DETACHED HOUSE
FOUR BEDROOMS
DRIVEWAY AND INTEGRAL GARAGE
GARDEN APPROX 0.6 ACRES
WITH TIMBER CABIN
AIR SOURCE HEATING
SOLAR PANELS
SEPTIC TANK DRAINAGE
DOUBLE GLAZING
COUNCIL TAX BAND E
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£420,000**

E1048

This modern detached four bedroom house set in approximately 0.6 acre garden grounds enjoys an idyllic semi-rural location surrounded by open countryside and woodland, yet just a few miles from Elgin and local amenities.

In good condition, the accommodation comprises: Entrance vestibule, hallway, living room, dining kitchen, utility room and shower room. To the first floor is a landing, main bedroom with en suite shower room, three further bedrooms and a family bathroom.

The property benefits from double glazing, 14 solar panels and a Daiken air source heat pump serving radiators and underfloor heating.

A monoblock driveway leads to the single integral garage with electric door. There are gardens to the front, side and rear of the property and a timber cabin lined with plasterboard and with an electric panel heater.

Drainage is to a private septic tank located in the garden.

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







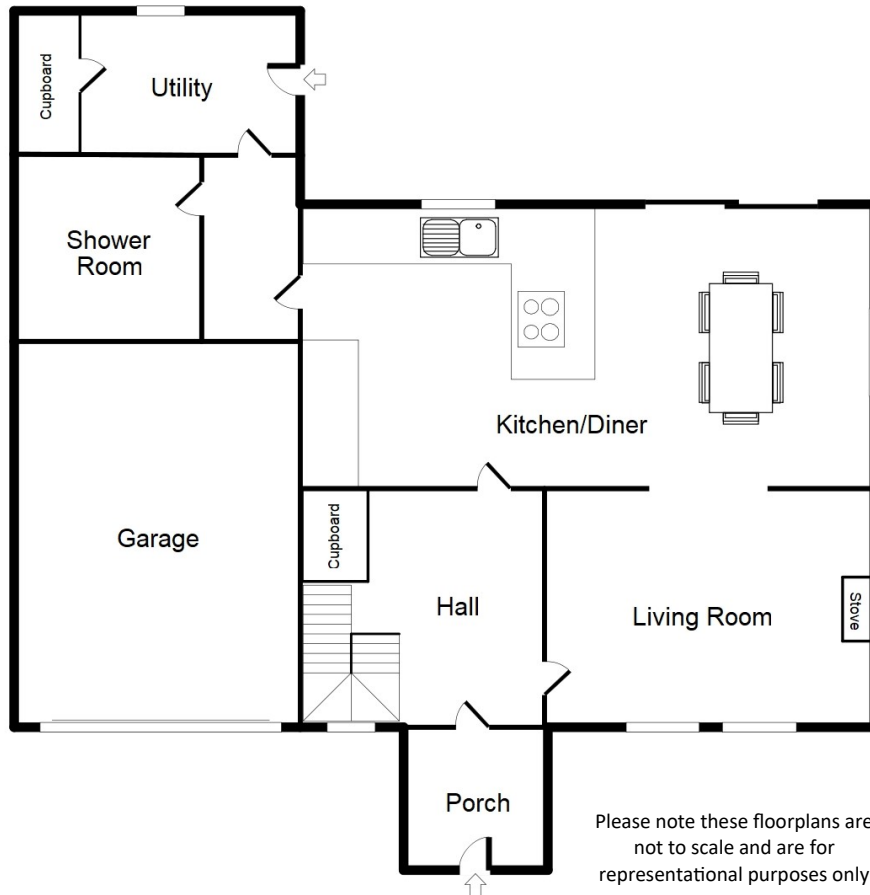




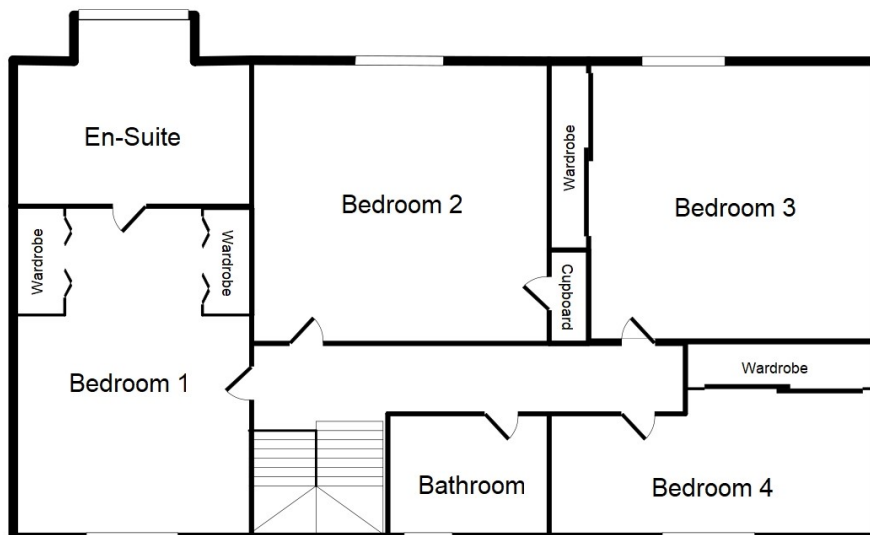


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Vestibule 1.46m x 1.71m
- Hall 3.06m x 2.33m
- Kitchen/Diner 3.73m x 7.72m
- Lounge 4.31m x 3.63m
- Utility 3.95m x 2.25m
- Garage 5.28m x 3.17m
- Shower Room 1.77m x 1.82m
- Master Bedroom 5.16m x 3.13m
- Bathroom 2.69m x 2.22m
- En Suite 3.07m x 2.88m
- Bedroom 2 3.32m x 3.07m
- Bedroom 3 3.09m x 3.52m
- Bedroom 4 3.30m x 3.17m
- Garden Studio 3.8m x 6.2m



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.