

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

Ben Aigen, Conval Street, Dufftown AB55 4AH

CLOSING DATE: 12 noon FRIDAY 17th NOVEMBER



This two bedroom detached property located in the Speyside village of Dufftown has a driveway, garage and garden and would make an ideal first-time buy, family home or retirement property.

DETACHED BUNGALOW
TWO DOUBLE BEDROOMS
GARDEN GROUNDS TO THE
FRONT, SIDE AND REAR
DRIVEWAY AND DETACHED
SINGLE GARAGE
DOUBLE GLAZING
GAS CENTRAL HEATING
COUNCIL TAX BAND C
EPC RATING E
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Offers Around
£160,000

E1067

This freehold two bedroom detached bungalow is situated in an established residential area on the outskirts of the Speyside village of Dufftown, within easy reach of local amenities.

In good order, the accommodation comprises: Vestibule, hallway, living room with fireplace and archway to dining room, modern fitted kitchen, two double bedrooms and bathroom. The property benefits from double glazing and gas central heating.

With a private driveway and detached single garage, there are garden grounds to the front, side and of the property, with lovely views over open countryside.

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

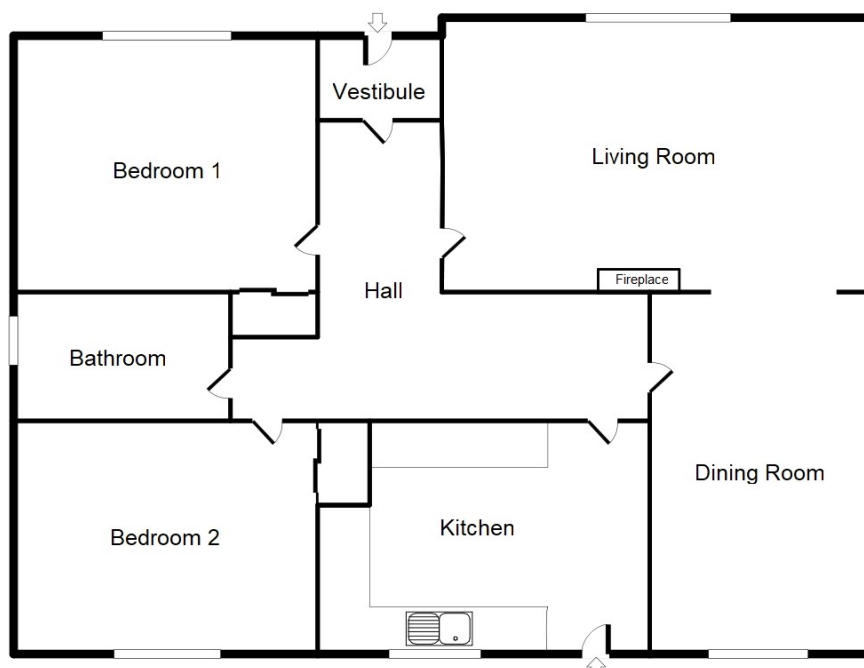




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Vestibule 1.60m x 0.87m
- Lounge 5.38m x 3.62m
- Dining Room 5.07m x 2.77m
- Kitchen 4.23m x 3.14m

- Bedroom 1 3.65m x 3.53m
- Bathroom 1.81m x 2.6m
- Bedroom 2 3.64m x 3.13m
- Garage 2.75m x 5.5m



Please note this floorplan is not to scale and is 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.