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1 Parkview, New Elgin, Elgin IV30 6NU



This three bed semi-detached bungalow with garden, driveway and garage is situated in an established residential area and would make an ideal first-time buy, family home or retirement property.

**SEMI-DETACHED BUNGALOW
THREE BEDROOMS
DRIVEWAY AND DETACHED
GARAGE
GARDEN WITH SUMMERHOUSE
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND D
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£165,000**

E1074

This freehold three bedroom semi-detached bungalow is situated in an established residential area of New Elgin, within easy reach of local amenities and Elgin town centre.

In need of modernisation throughout, the good sized accommodation comprises: Vestibule, hallway, dining kitchen, living room, three double bedrooms, all with built-in wardrobes, and a shower room. The property benefits from gas central heating and double glazing.

With a loc-bloc driveway and single detached garage with power, the property has established garden grounds to the front, side and rear and a timber summer house. This would make an ideal family home, retirement property or investment purchase and we highly recommend a viewing to appreciate its potential.

Broadband options from 12Mbps up to 1000Mbps could be available, subject to availability.







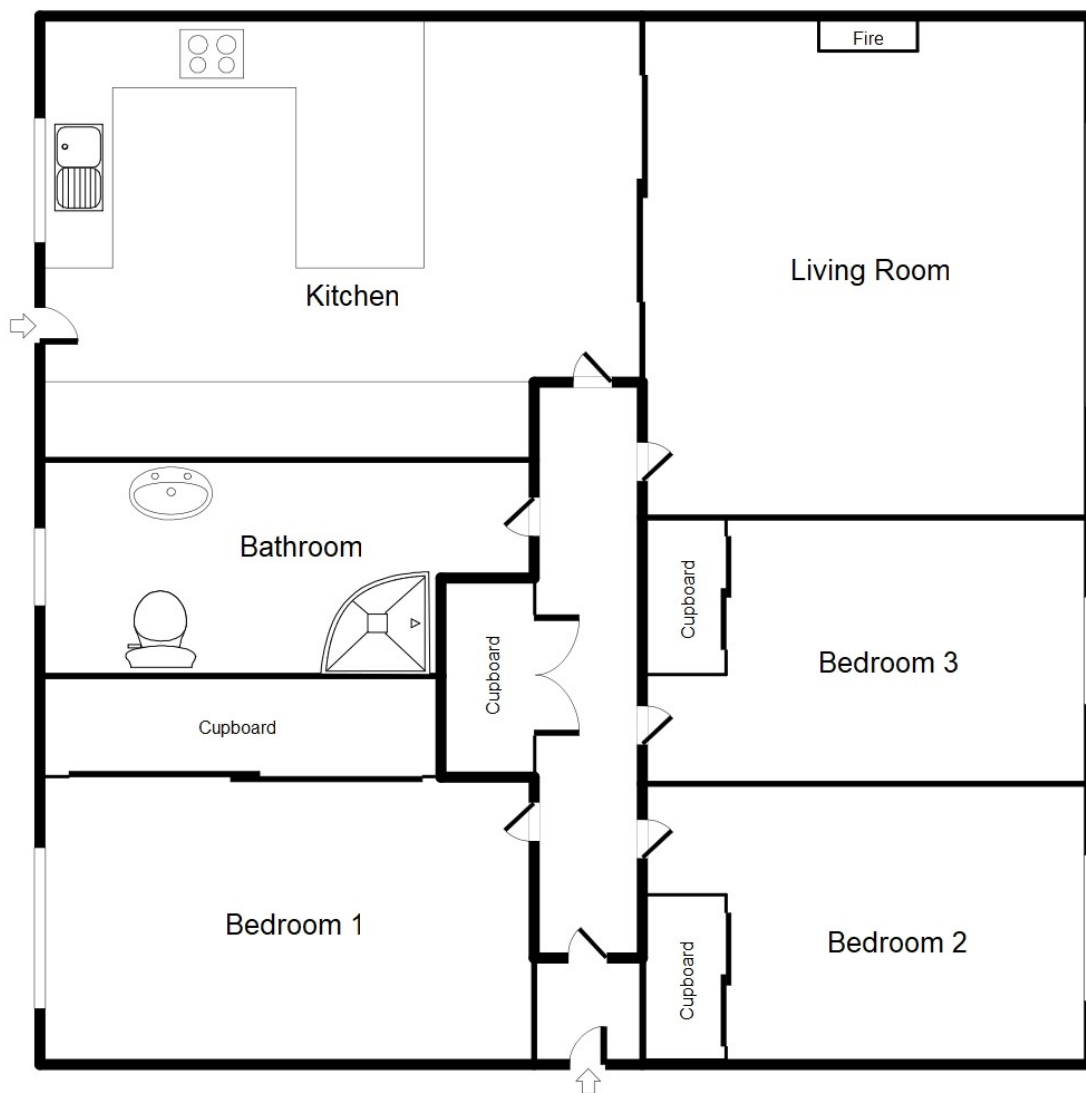






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Vestibule 1.18m x 1.17m
- Hallway 5.36m x 1.18m
- Bedroom 1 3.82m x 3.01m
- Bedroom 2 3.14m x 3.00m
- Bedroom 3 2.41m x 3.13m
- Bathroom 3.82m x 2.10m
- Lounge 4.00m x 3.82m
- Kitchen/Diner 3.56m x 5.09m
- Garage 2.79m x 5.75m



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.