

CLUNY ESTATE AGENTS

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

66 Duncan Drive, Elgin IV30 4NH



This detached four bedroom property enjoys an elevated position in a sought after area of Elgin and would make an ideal family home.

DETACHED ONE AND A HALF STOREY HOUSE

FOUR BEDROOMS

TWO BATHROOMS

DRIVEWAY AND GARAGE

FRONT, SIDE AND REAR GARDENS

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND E

EPC RATING D

FREEHOLD

VIEWING HIGHLY RECOMMENDED

**Offers Around
£350,000**

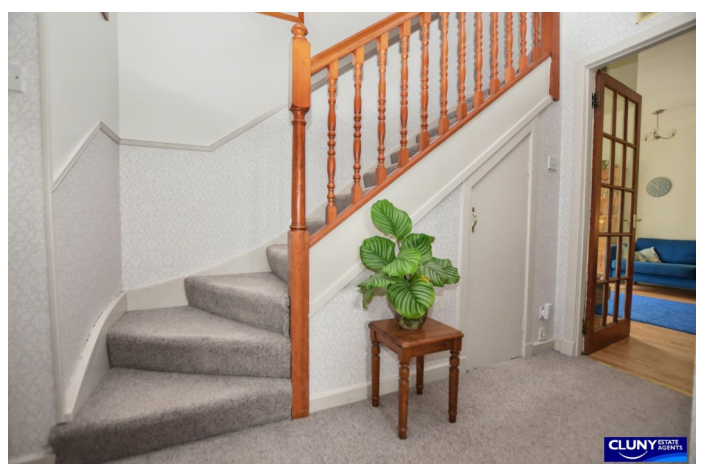
E1202

This detached four bedroom one and a half storey house offers an excellent opportunity to purchase within this sought after area of Elgin. Within easy reach of the town centre and local amenities, the property is ideally situated for a family looking to be within easy reach of Bishopmill Primary School or Elgin Academy.

Occupying a prime, elevated position with views across Elgin, the accommodation comprises: Entrance vestibule, hallway, living room, open plan dining kitchen/ family room with French doors leading to the garden, a downstairs bedroom and shower room. To the first floor are a landing, three further bedrooms, a bathroom and utility room. The property benefits from double glazing and gas central heating.

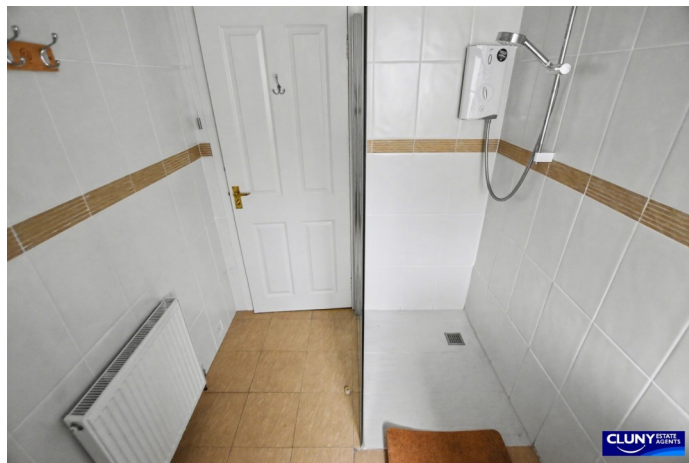
Enjoying generous established garden grounds to the front, side and rear, additional features include a pond, decked seating area, a timber shed, a greenhouse and a timber summer house. A driveway to the side of the property allows off-street parking and the property further benefits from a detached single block-built garage with pedestrian access to the side.

Offering flexible living space ideally suited to modern family living and a lovely garden perfect for entertaining or as a relaxing retreat, we highly recommend a viewing to appreciate the full potential of this home.









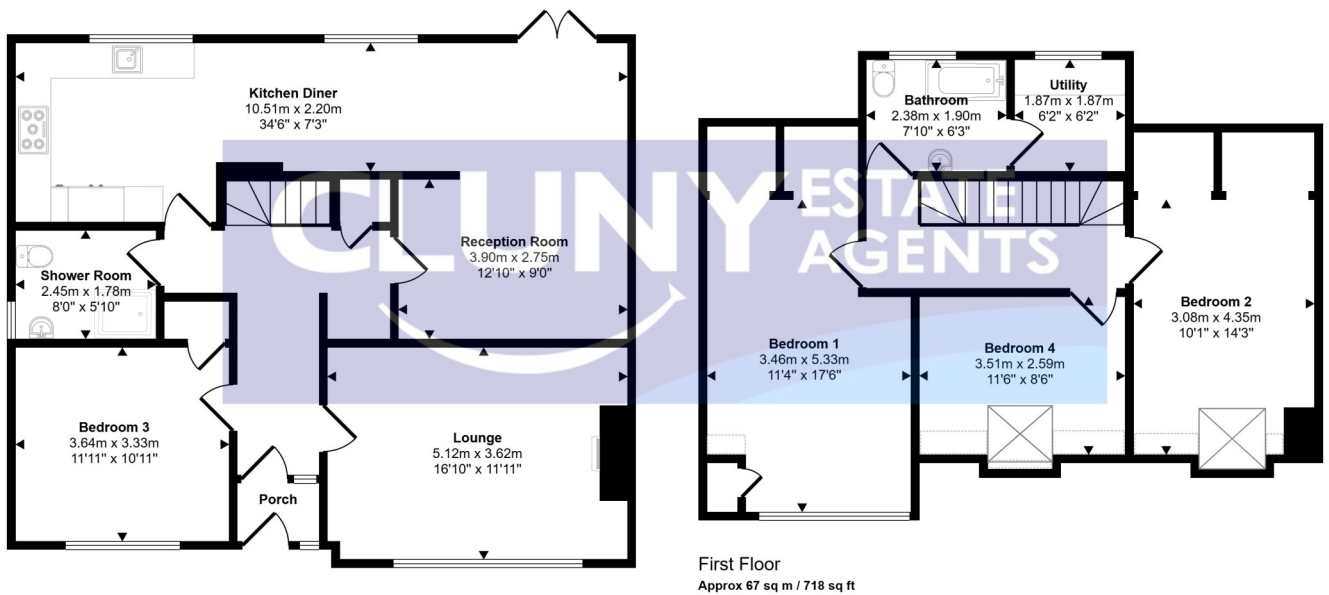




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Lounge 5.12m x 3.62m
- Kitchen/Diner 10.51m x 2.20m
- Reception Room 3.90m x 2.75m
- Bedroom 3 3.64m x 3.33m
- Shower Room 2.45m x 1.78m
- Bedroom 1 3.46m x 5.33m
- Bedroom 2 3.08m x 4.35m
- Bedroom 4 3.51m x 2.59m
- Bathroom 2.38m x 1.90m
- Utility 1.87m x 1.87m

Approx Gross Internal Area
157 sq m / 1694 sq ft



Ground Floor
Approx 91 sq m / 976 sq ft

First Floor
Approx 67 sq m / 718 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.