

CLUNY ESTATE AGENTS

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83 Duncan Drive, Elgin IV30 4NH



This detached three bedroom bungalow is located in a desirable area of Elgin, within easy reach of schools, local amenities and Elgin town centre, and would make an ideal family home or retirement property.

**DETACHED BUNGALOW
THREE BEDROOMS
OIL-FIRED CENTRAL HEATING
WOOD-BURNING STOVE
DOUBLE GLAZING
DRIVEWAY AND INTEGRAL
GARAGE
FRONT, SIDE AND REAR GARDENS
COUNCIL TAX BAND E
EPC RATING E
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£300,000**

E1199

Enjoying an elevated position in a desirable area of Elgin, this three bedroom detached bungalow is ideally located for Bishopmill Primary School, Elgin Academy and local amenities, and is within easy reach of Elgin town centre.

The accommodation is all on one level, comprising: Entrance hall, semi-open plan living and dining room with feature stone fireplace incorporating a wood-burning stove, kitchen, rear porch/sun room, three bedrooms all with built-in storage, and a bathroom. The property benefits from double glazing and oil-fired central heating.

A private loc-bloc driveway leads to the integral garage and provides ample off-street parking. The generous landscaped garden grounds to the front, side and rear of the property feature pathways, mature shrubs and trees, a large greenhouse and store and a paved area, ideal for outdoor entertaining.

With all the benefits of single storey living combined with an enviable location, this represents an excellent opportunity to purchase a family home or retirement property and we highly recommend a viewing to appreciate its full potential.









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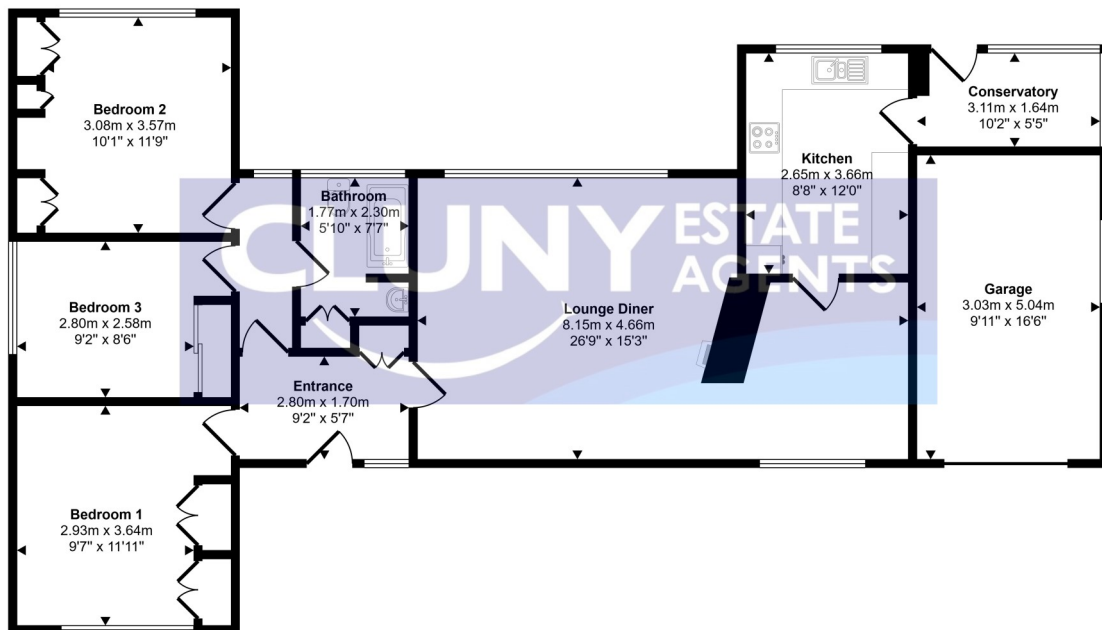


If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

- Entrance Hallway 2.80m x 1.70m
- Lounge/Diner 8.15m x 4.66m
- Kitchen 2.65m x 3.66m
- Sun Room 3.11m x 1.64m
- Bathroom 1.77m x 2.30m
- Bedroom 1 2.93m x 3.64m
- Bedroom 2 3.08m x 3.57m
- Bedroom 3 2.80m x 2.58m



Approx Gross Internal Area
116 sq m / 1253 sq ft



Floorplan

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.

