

CLUNY ESTATE AGENTS

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7 Balvenie Park, New Elgin IV30 8AJ



This modern, three bedroom detached property with garden, driveway and garage is situated in a residential development within easy reach of local amenities and offers an open plan layout ideal for family living.

**DETACHED HOUSE
THREE BEDROOMS
LOC-BLOC DRIVEWAY AND
INTEGRAL GARAGE
FRONT AND REAR GARDENS
WITH TIMBER STORE
GAS HYBRID HEATING SYSTEM
DOUBLE GLAZING
COUNCIL TAX BAND E
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£285,000**

E1205

This modern, three bedroom detached property is situated in a residential area of Elgin, with local amenities and transport links close by.

The accommodation has a light and airy feel and is in move-in condition, comprising: Hallway with access to the integral garage, living room, modern kitchen/diner with French doors to the garden, separate utility and WC. To the first floor are a landing, principal bedroom with built-in storage and en suite shower room, two further double bedrooms both with built-in storage and a family bathroom. The property benefits from a gas hybrid heating system with air source heat pump, and double glazing.

A private loc-bloc driveway provides ample parking and leads to the integral garage, while the property further benefits from an easily maintained front garden and an enclosed rear garden which features a timber garden store and a decked seating area and patio, making it an ideal space for outdoor entertaining.

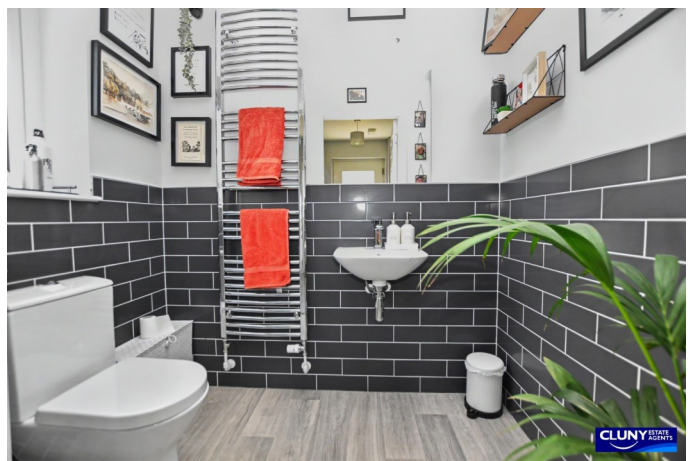
Offering the perfect layout for modern, open plan family living, we highly recommend a viewing of this lovely home.











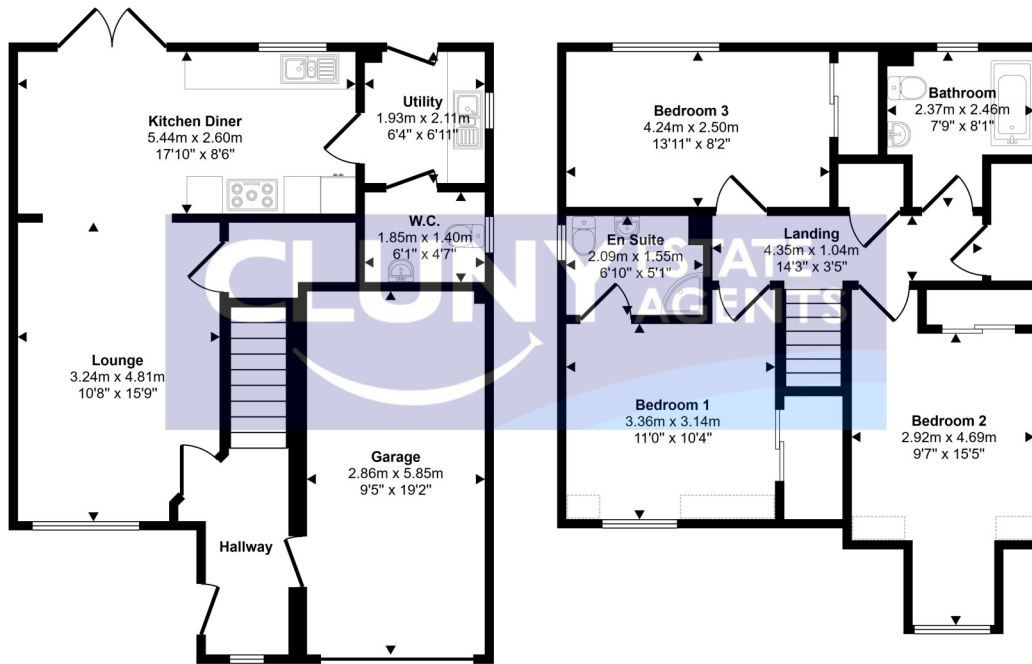


If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

- Living Room 3.24m x 4.81m
- Kitchen Diner 5.44m x 2.60m
- Utility 1.93m x 2.11m
- WC 1.85m x 1.40m
- Garage 2.86m x 5.85m
- Bedroom 1 3.36m x 3.14m
- En Suite 2.09m x 1.55m
- Bedroom 2 2.92m x 4.69m
- Bedroom 3 4.24m x 2.50m
- Bathroom 2.37m x 2.46m



Approx Gross Internal Area
126 sq m / 1355 sq ft



Ground Floor
Approx 67 sq m / 716 sq ft

First Floor
Approx 59 sq m / 639 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.

