

5 Thunderton Place, Elgin IV30 1BG



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West End, Beach Road, Kingston IV32 7NP



This detached four bedroom family home situated in the coastal village of Kingston offers well laid out and flexible accommodation and enjoys stunning sea views.

**DETACHED FAMILY HOME
FOUR DOUBLE BEDROOMS PLUS
STUDY
THREE BATHROOMS
GOOD SIZED GARDEN
GROUNDS
BALCONY WITH SEA VIEWS
OIL-FIRED CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND E
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£350,000**

E1215

Set within the beautiful Spey Bay Conservation Area, this detached four bedroom family home enjoys a prime location in the coastal village of Kingston, just a stone's throw from the beach and with stunning views across the Moray Firth, yet is conveniently located for travel to Fochabers, Elgin and a full range of local amenities.

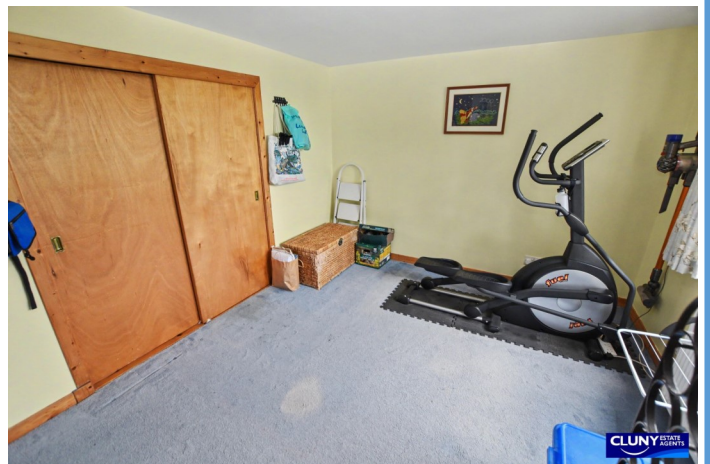
Well laid out with modern family living in mind, the accommodation to the ground floor comprises: Entrance vestibule, hallway, lounge with LPG feature fire and French doors, open plan to the dining room and country style fitted kitchen with breakfast bar and French doors to the garden, two double bedrooms, study, shower room and utility room. To the first floor are a landing, sitting room leading to a spacious balcony with glass balustrade to take full advantage of the wonderful view, the principal bedroom with en suite bathroom, and a further double bedroom. Ideal for a growing family and to accommodate guests, this home offers the perfect blend of flexibility and space, further benefiting from oil-fired central heating and double glazing, with under floor heating to the kitchen and downstairs shower room.

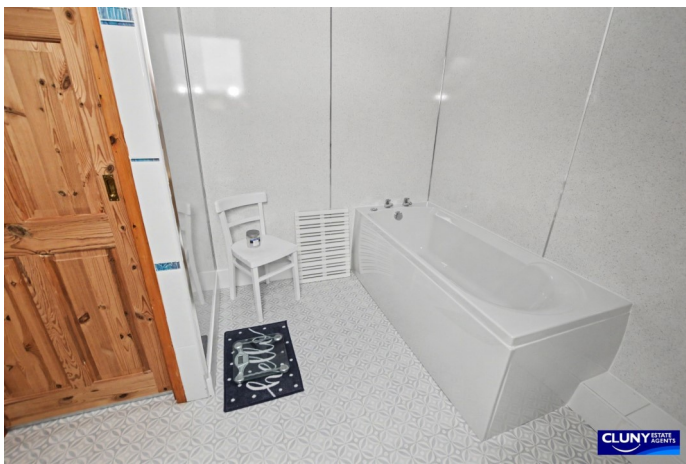
The good sized, established garden grounds include a greenhouse, timber outbuildings comprising a workshop, shed and store and a paved seating area, perfect for outdoor entertaining and relaxing.

We highly recommend a viewing to fully appreciate this lovely family home.











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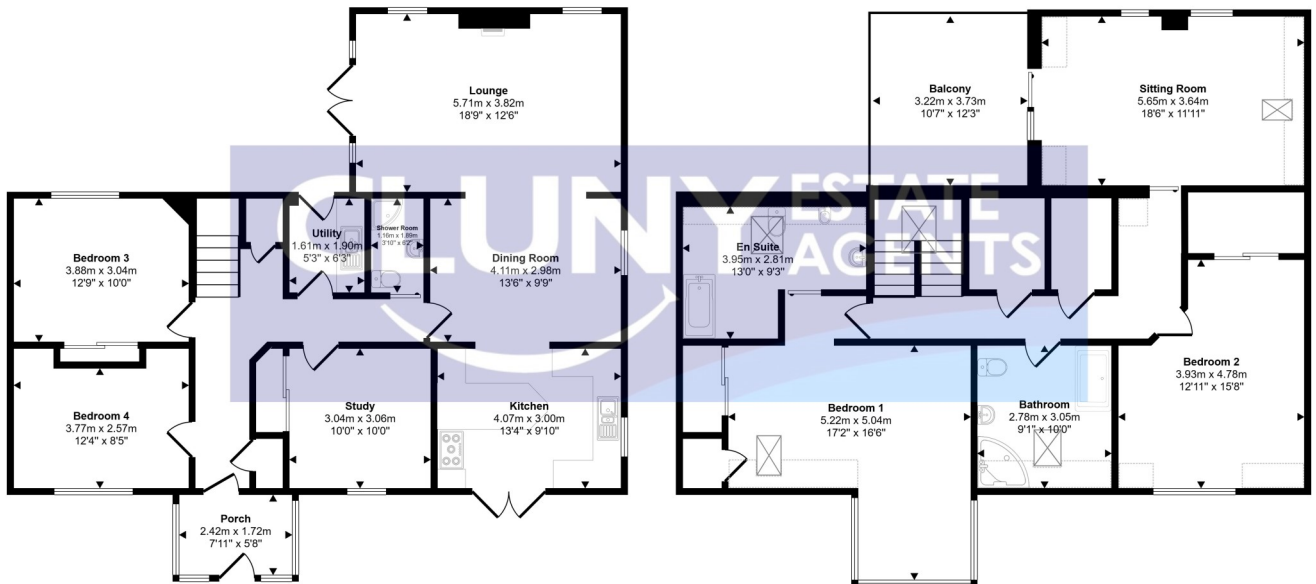
**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Porch 2.42m x 1.72m
- Study 3.04m x 3.06m
- Dining Room 4.11m x 2.98m
- Lounge 5.71m x 3.82m
- Kitchen 4.07m x 3.00m
- Utility 1.61m x 1.90m
- Shower Room 1.16m x 1.89m
- Bedroom 3 3.88m x 3.04m

- First Floor
- Bedroom 4 3.77m x 2.57m
- Bedroom 1 5.22m x 5.04m
- En Suite 3.95m x 2.81m
- Sitting Room 5.65m x 3.64m
- Balcony 3.22m x 3.73m
- Bedroom 2 3.93m x 4.78m
- Bathroom 2.78m x 3.05m



Approx Gross Internal Area
218 sq m / 2350 sq ft



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.

