

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

4 County Houses, Easter Kintrae, Elgin IV30 5PX



This four bedroom semi-detached house enjoys a peaceful semi-rural location just a short distance from Elgin and local amenities and would make an ideal first-time buy or family home.

**SEMI-DETACHED HOUSE
FOUR BEDROOMS
FRONT AND REAR GARDENS
COUNTRYSIDE VIEWS
OFF-STREET PARKING
OIL-FIRED CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND C
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£215,000**

E1217

This four bedroom semi-detached house enjoys a peaceful, semi-rural location with lovely views over open countryside, while being conveniently situated just a short drive from Elgin and a full range of local amenities. Duffus Castle and the coastal towns of Hopeman and Lossiemouth are also close by.

The accommodation comprises: Hallway, cosy lounge with solid-fuel stove, dining room/bedroom with open fireplace, fitted kitchen, study, bedroom and bathroom, while the rear extension comprises a vestibule, boiler room and store room. To the first floor are a landing and two further bedrooms. The property also benefits from oil-fired central heating and double glazing.

To the front of the property is a gravelled garden area, which also provides ample off-street parking. The rear garden is laid to lawn, with a gravelled seating area, a timber garden room and timber shed creating an ideal space for relaxing and taking in the view, or outdoor entertaining.

We highly recommend a viewing to appreciate this lovely home, which will appeal to first-time buyers, families or retirees alike.







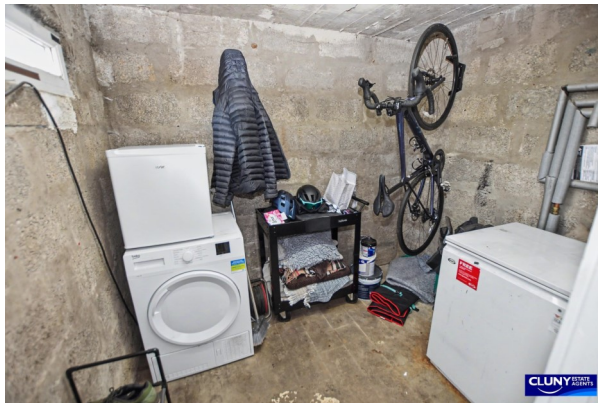




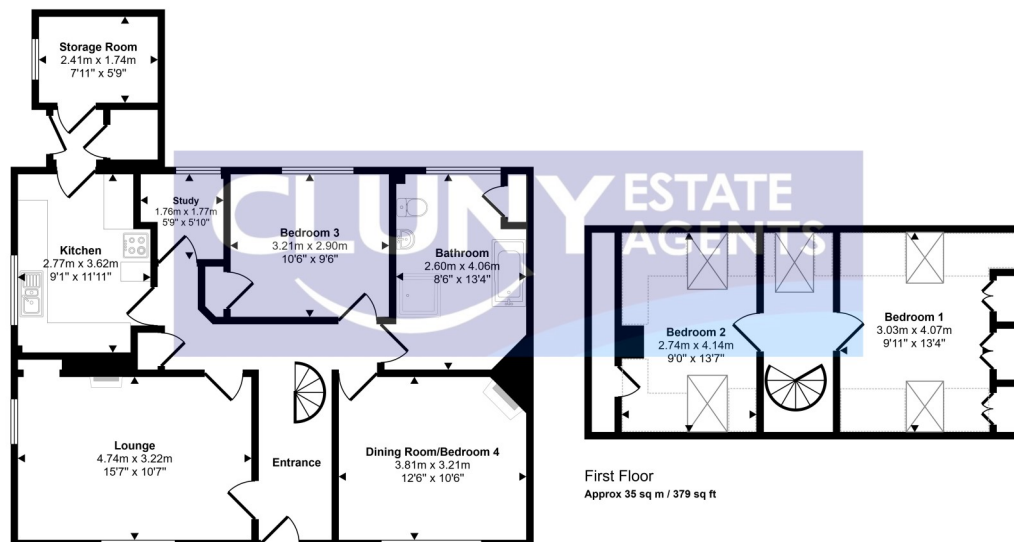


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Lounge 4.74m x 3.22m
- Dining Room/Bedroom 4 3.81m x 3.21m
- Kitchen 2.77m x 3.62m
- Study 1.76m x 1.77m
- Bedroom 3 3.21m x 2.90m
- Bathroom 2.60m x 4.06m
- Storage Room 2.41m x 1.74m
- Bedroom 1 3.03m x 4.07m
- Bedroom 2 2.74m x 4.14m



Approx Gross Internal Area
118 sq m / 1272 sq ft



Ground Floor
Approx 83 sq m / 893 sq ft

First Floor
Approx 35 sq m / 379 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.