

5 Thunderton Place, Elgin IV30 1BG



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Plot at 16 Bain Avenue, Elgin IV30 6GB



With full planning permission, this excellent 0.16 acre plot with services close by offers a rare opportunity to build a four bedroom family home within an established residential development.

**PLOT EXTENDING TO AROUND
0.16 ACRES**

**FULL PLANNING PERMISSION
FOR FOUR BEDROOM
'PLUSCARDEN' STYLE
DETACHED HOUSE WITH
PRIVATE DRIVEWAY, ATTACHED
GARAGE AND FRONT AND REAR
GARDENS**

FREEHOLD

VIEWING HIGHLY RECOMMENDED

**Offers Over
£60,000**

E1228

This well situated 0.16 acre plot offers a rare opportunity to build a detached four bedroom family home within an established residential development.

Fully cleared and ready to go, the plot has all main utilities to hand, saving time and money when you start your build.

The ideal size for a spacious family home and a private garden, offering a great balance of indoor and outdoor space, this is the perfect spot to put down roots.

Full Planning Permission (Ref: 02/01131/FUL) is in place to build a Springfield designed 'Pluscarden' style four bedroom detached house with attached garage.

Designed with modern family living in mind, the Pluscarden comprises: Entrance porch, hallway, lounge with double doors to the family room, a kitchen/diner with patio doors to the rear garden, separate utility room, wc and a downstairs bedroom. To the first floor, the principal bedroom has an en suite shower room and there are three further bedrooms and a family bathroom.

To the front of the property would be a private driveway leading to an attached single garage, with an enclosed garden to the rear.

We highly recommend a viewing to fully appreciate the potential this plot has to offer.

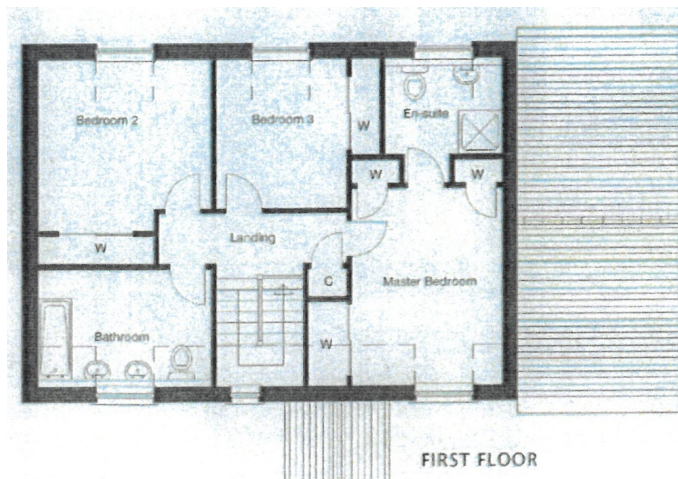
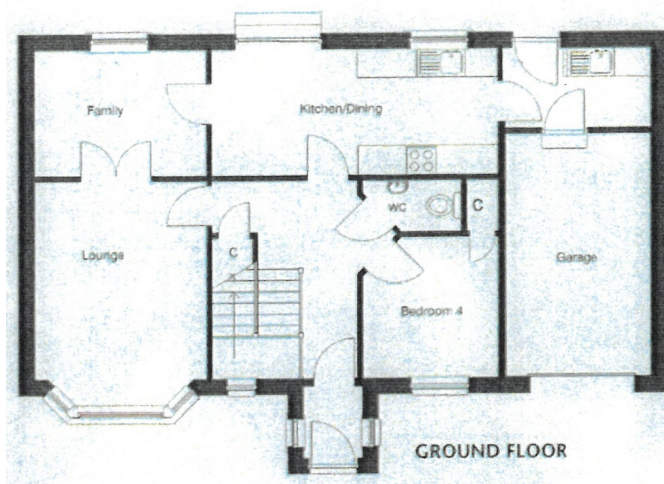


PLUSCARDEN YOUR HOME...YOUR CHOICE...

4 BEDROOMED DETACHED HOUSE

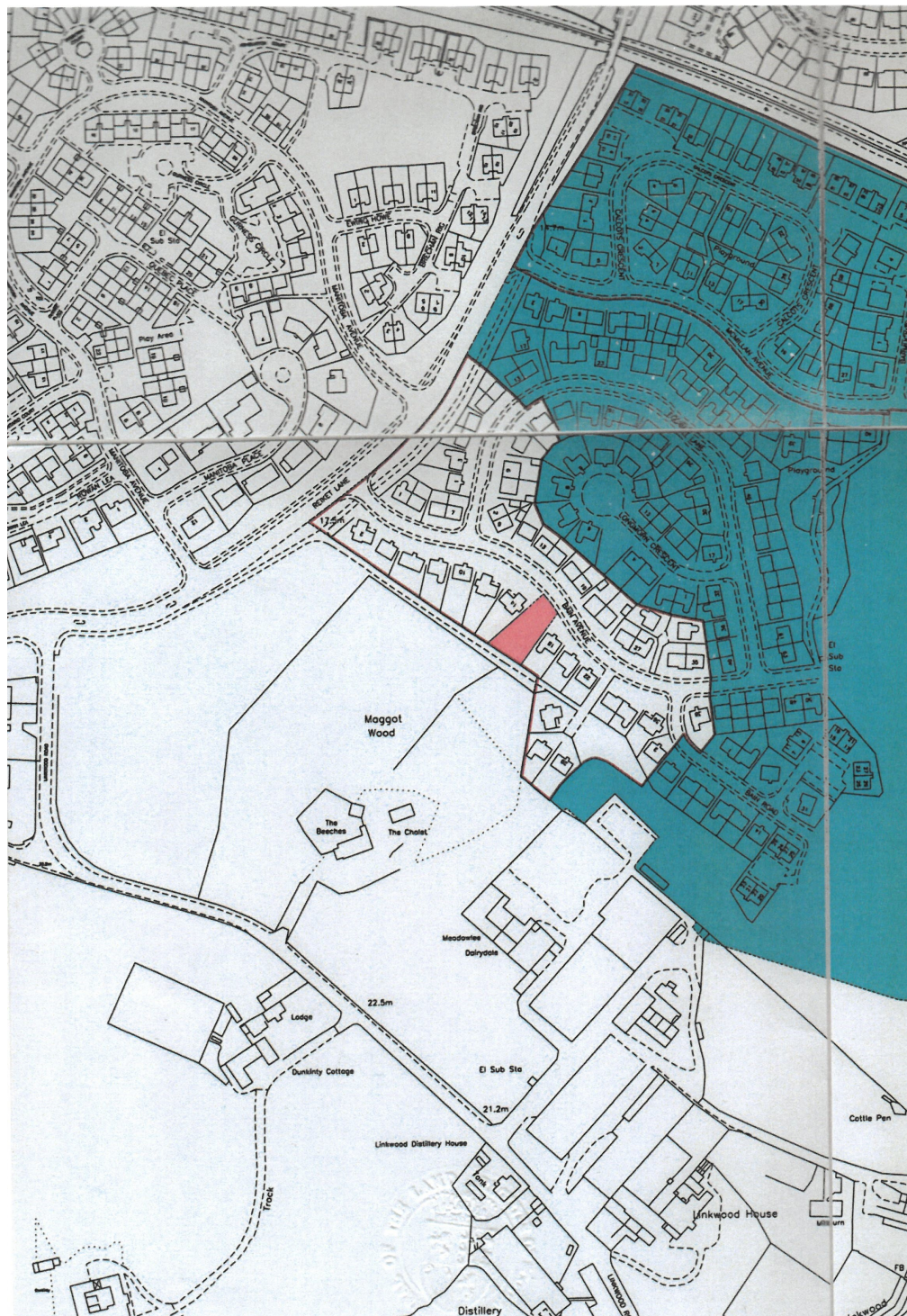


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If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

- | | | | |
|-----------------|---------------|-------------|---------------|
| • Lounge | 3.60m x 4.10m | • Bedroom 2 | 3.60m x 3.50m |
| • Kitchen/Diner | 5.90m x 2.60m | • Bedroom 3 | 2.70m x 3.10m |
| • Family Room | 3.60m x 2.60m | • Bedroom 4 | 2.80m x 2.90m |
| • Bedroom 1 | 3.10m x 4.10m | • Bathroom | 3.60m x 2.40m |
| • En Suite | 2.40m x 2.00m | | |



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.