

5 Thunderton Place, Elgin IV30 1BG



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Lismore, 14 Fleurs Drive, Elgin IV30 1SS



This substantial detached four bedroom house with double garage and generous garden grounds enjoys a highly sought after location in the West End of Elgin and would make an ideal family home.

**DETACHED PROPERTY
FOUR DOUBLE BEDROOMS
THREE BATHROOMS
TWO RECEPTION ROOMS
GRAVELLED DRIVEWAY AND
DOUBLE GARAGE
WRAP-AROUND GARDEN
COUNCIL TAX BAND F
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£400,000**

E1221

Occupying a spacious corner plot, this substantial four bedroom detached house enjoys a quiet and highly sought-after location in the West End of Elgin, within easy reach of Dr Gray's Hospital, schools and Elgin town centre.

While in need of general updating throughout, this represents the perfect opportunity for buyers looking to create a fantastic, long-term family home. The living space is bright and well-proportioned, comprising: Entrance vestibule, hallway, living room with feature fireplace, gas fire and a bay window overlooking the garden, a sun room, a dining room and a kitchen, with a separate utility room accessed via the vestibule. The downstairs accommodation also features two double bedrooms, one with en suite shower room, and a family bathroom. Upstairs are two further double bedrooms and a shower room. With ample storage throughout, including built-in cupboards to all the bedrooms, the property further benefits from gas central heating and double glazing.

A generous gravelled driveway area offers plenty of off-street parking, with the added convenience of a double garage. A second gated driveway leads to the large enclosed garden, which is predominantly laid to lawn with a paved seating area and bordered by mature trees and shrubs, providing plenty of space for outdoor entertaining.

This property offers the optimal blend of generously sized, flexible living space and a prime West End location and would make an ideal family home. We highly recommend a viewing.











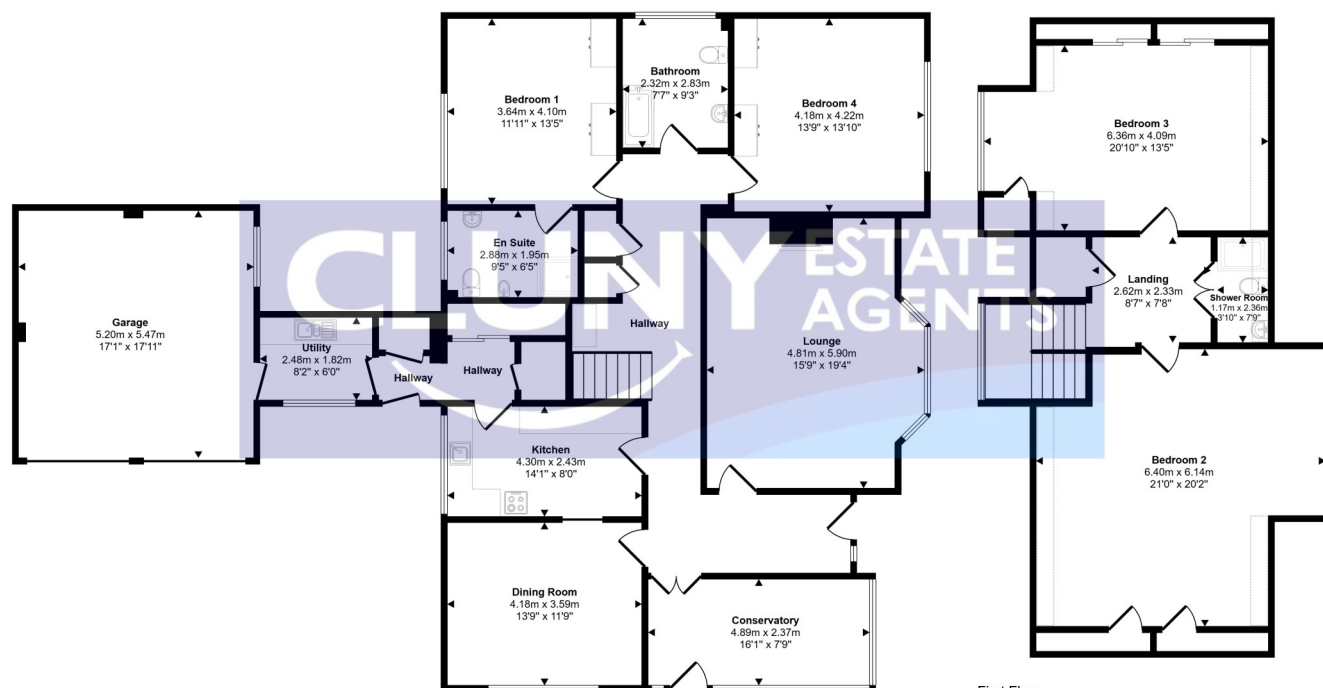


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Lounge 4.81m x 5.90m
- Kitchen 4.30m x 2.43m
- Dining Room 4.18m x 3.59m
- Conservatory 4.89m x 2.37m
- Bedroom 1 3.64m x 4.10m
- En Suite 2.88m x 1.95m
- Bedroom 4 4.18m x 4.22m
- Bathroom 2.32m x 2.83m
- Landing 2.62m x 2.33m
- Bedroom 3 6.36m x 4.09m
- Shower Room 1.17m x 2.36m
- Bedroom 2 6.40m x 6.14m
- Utility 2.48m x 1.82m
- Garage 5.20m x 5.47m



Approx Gross Internal Area
264 sq m / 2837 sq ft



Ground Floor
Approx 181 sq m / 1951 sq ft

First Floor
Approx 82 sq m / 886 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.