

CLUNY ESTATE AGENTS

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

Dunkinty Lodge, 4 Scotston Hill, by Elgin IV30 8NH



This large four bedroom bungalow in a semi-rural location just a short distance from Elgin offers spacious accommodation in walk-in condition and would make an ideal family home

**DETACHED BUNGALOW
FOUR DOUBLE BEDROOMS
OPEN PLAN KITCHEN/DINER
DOUBLE GARAGE
GARDENS
OIL-FIRED CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND F
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£330,000**

E734

This large four bedroom bungalow sits in a quiet, picturesque, semi-rural residential area, just a couple of miles outside Elgin. This idyllic bungalow is in walk-in condition with a modern kitchen with open plan dining, separate utility area leading to the w/c with access to the double garages, large living room, added sunroom with double doors leading to the garden, family bathroom and four double bedrooms (three with built-in wardrobes) and a master bedroom benefiting from an en suite. There is walk around access from the garden to a patio and seating area with optional hot tub. Benefiting from oil-fired central heating (gas cylinders for oven), double glazing and spacious living throughout, this house would make the perfect family home and a viewing is highly recommended.













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

• Kitchen/Diner	7.19m x 6.01m	23'7" x 19'9"
• Lounge	5.74m x 4.96m	18'10" x 16'3"
• Utility Room	3.49m x 1.97m	11'6" x 6'6"
• Guest WC	1.98m x 1.10m	6'6" x 3'7"
• Bathroom	4.03m x 2.30m	13'3" x 7'6"
• Master Bedroom	5.54m x 5.31m	18'2" x 17'5"
• En Suite	2.20m x 1.68m	7'3" x 5'6"
• Bedroom	3.41m x 3.02m	11'2" x 9'11"
• Sun Lounge	3.70m x 2.98m	12'2" x 9'9"
• Bedroom	3.49m x 2.94m	11'5" x 9'8"
• Bedroom	4.25m x 2.94m	13'11" x 9'8"
• Attic	10.91m x 3.68m	35'10" x 12'1"
• Double Garage	6.0m x 5.79m	19'8" x 19'0"



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.