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31 Hedge Road Garmouth IV32 7NU



This three bedroom detached bungalow in the village of Garmouth has a garage, front and rear gardens and offers good-sized accommodation

**DETACHED BUNGALOW
THREE BEDROOMS
MASTER EN SUITE
GARDENS FRONT AND REAR
PAVED DRIVEWAY
GARAGE
ELECTRIC CENTRAL HEATING
DOUBLE GLAZING
EPC RATING E
COUNCIL TAX BAND D
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£185,000**

E714

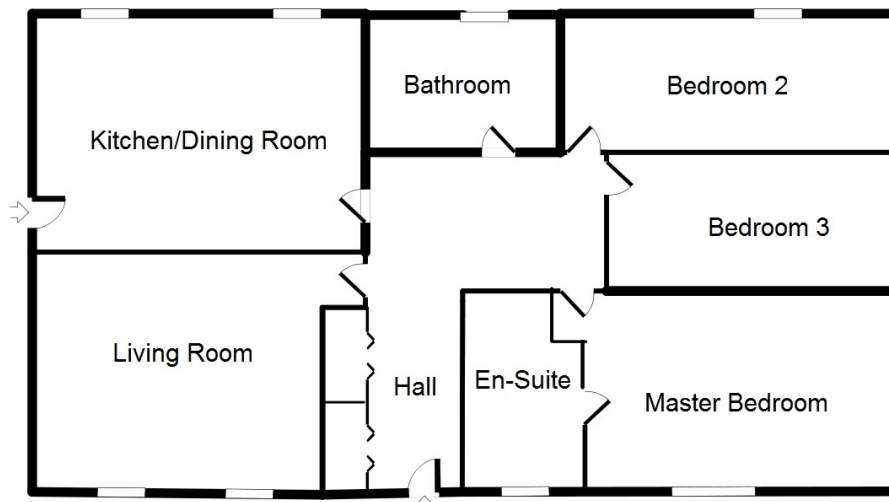
This three bedroom detached bungalow in the village of Garmouth, close to Spey Bay, offers good sized accommodation comprising: Vestibule, lounge, kitchen/diner, bathroom with 4-piece suite and three bedrooms (master bedroom en suite). To the front of the property is a garden area, loc-bloc driveway and detached block built garage. The rear garden offers a timber summer house and extensive rear patio area. Benefiting from full UPVC double glazing and electric Komfort radiators, we would highly recommend a viewing of this property.





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

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|------------------|---------------|---------------|-------------|---------------|---------------|
| • Vestibule | 1.57m x 1.23m | 5'2" x 4'0" | • En Suite | 3.12m x 1.37m | 10'3" x 4'6" |
| • Lounge | 4.45m x 4.25m | 14'7" x 14'0" | • Bedroom 2 | 4.18m x 2.67m | 13'9" x 8'9" |
| • Kitchen/Diner | 5.07m x 3.90m | 16'7" x 12'9" | • Bedroom 3 | 3.64m x 2.42m | 11'11" x 8'0" |
| • Hall | 3.21m x 2.42m | 10'6" x 8'0" | • Bathroom | 2.68m x 2.02m | 8'10" x 6'7" |
| • Master Bedroom | 3.53m x 3.15m | 11'7" x 10'4" | | | |



This floorplan is not to scale and is a visual representation only

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.