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Copper Beeches Ardgilzean, Elgin IV30 8XT



This magnificent five bedroom detached house stands in approximately two thirds of an acre of private mature garden in a quiet, rural location less than a mile from Elgin

**MAGNIFICENT DETACHED HOUSE
FIVE BEDROOMS, FOUR WITH EN SUITES
OFFICE/STUDY
INTEGRATED VACUUMING
SYSTEM
LARGE PRIVATE GARDEN
DOUBLE GARAGE
OIL-FIRED CENTRAL HEATING
UPVC DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND G
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£500,000**

E703

This magnificent five bedroom detached house stands in approximately two thirds of an acre of private mature garden, with a high degree of privacy provided by an established copper beech hedge.

Four of the bedrooms are en suite, with a main bathroom and two further cloakrooms. All the en suites and the bathroom have electric underfloor heating on independent timers.

A large office and games room provide further family accommodation.

Sky TV is linked to all bedrooms and an integrated vacuuming system services the whole house. Furniture and furnishings may be available to purchase, subject to negotiation.

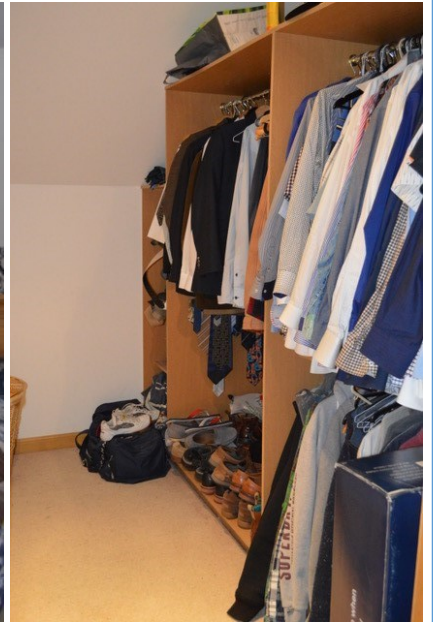
The large double garage has two remotely operated up-and-over doors.

Situated in a quiet, rural location less than a mile from Elgin, 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**









• Hall	4.64m x 3.86m	15'2" x 12'8"	• Bedroom 1	4.78m x 4.18m	15'8" x 13'8"
• Lounge	6.85m x 4.79m	22'6" x 15'8"	• En Suite	3.75m x 2.30m	12'4" x 7'6"
• Office/Snug	3.82m x 3.66m	12'6" x 12'0"	• Bedroom 2	5.06m x 4.17m	16'7" x 13'8"
• Kitchen/Family Rm	7.67m x 4.78m	25'1" x 15'8"	• En Suite	2.28m x 2.04m	7'6" x 6'8"
• Dining Room	3.86m x 2.30m	12'7" x 7'7"	• Bedroom 3	4.07m x 3.64m	13'4" x 12'0"
• Games Room	4.78m x 3.35m	15'8" x 11'0"	• En Suite	2.22m x 1.87m	7'3" x 6'2"
• Utility	4.99m x 1.80m	16'4" x 5'11"	• Bedroom 4	4.08m x 3.63m	13'4" x 11'11"
• WC	1.79m x 1.59m	5'10" x 5'2"	• En Suite	2.44m x 1.87m	8'0" x 6'2"
• Garage	6.64m x 5.94m	21'9" x 19'6"	• Main Bathroom	2.77m x 2.65m	9'1" x 8'8"
• WC (L-Shaped)	2.22m x 2.41m x 1.19m	7'3" x 7'10" x 3'10"	• Bedroom 5	4.08m x 3.58m	13'4" x 11'9"



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.