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34 Ashgrove Park Elgin IV30 1UR



This immaculate three bedroom detached bungalow and garage is located in a protected residential area reserved for over 50s

**DETACHED BUNGALOW
THREE BEDROOMS
GARAGE AND DRIVEWAY
LOW MAINTENANCE GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING
GROUND RENT £132.90 PER MONTH
COUNCIL TAX BAND A
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£100,000**

E476

This immaculate three bedroom detached bungalow and garage is located in a protected residential area specifically reserved for over 50s. Providing well appointed and generously sized accommodation with a low maintenance garden and driveway, this property has gas central heating and full UPVC double glazing and comes complete with all carpets and curtains. The accommodation comprises: Hall, bright lounge with bay window and feature coal effect electric fireplace, archway to good sized dining room, modern fitted kitchen with integrated oven and hob, utility room housing the gas boiler, large master bedroom with walk-in wardrobe, en suite shower room, two further bedrooms and bathroom with corner shower cubicle. 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**

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|------------------|---------------|---------------|
| • Lounge | 4.53m x 2.96m | 14'10" x 9'9" |
| • Dining Room | 2.83m x 2.80m | 9'4" x 9'2" |
| • Kitchen | 3.35m x 2.82m | 11'0" x 9'3" |
| • Utility | 2.85m x 1.84m | 9'4" x 6'0" |
| • Master Bedroom | 3.47m x 2.83m | 11'5" x 9'3" |
| • En Suite | 1.64m x 1.06m | 5'5" x 5'3" |
| • Bedroom 2 | 3.31m x 2.89m | 10'10" x 9'6" |
| • Bathroom | 2.34m x 1.89m | 7'8" x 6'2" |
| • Bedroom 3 | 2.34m x 1.89m | 7'8" x 6'2" |



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.

