

CLUNY ESTATE AGENTS

5 Thunderton Place, Elgin IV30 1BG



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20 Fairway Avenue
Elgin IV30 6XF

**Closing date: Thursday 19th December
at 12 noon**



This three bedroom detached bungalow is located in an established residential area within easy access of local amenities and would make an ideal family home

DETACHED BUNGALOW
THREE DOUBLE BEDROOMS
GARDENS FRONT AND REAR
DRIVEWAY, INTEGRAL GARAGE
AND STORE ROOM
AMPLE STORAGE
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND E
VIEWING HIGHLY RECOMMENDED

Offers Around
£215,000

E707

This three bedroom detached bungalow with integral garage is located in an established residential area within easy access of local amenities and Elgin High School. The accommodation comprises: Entrance lobby, hallway, large living room with patio doors to the garden, dining room, spacious dining kitchen, utility room with access to the garage, three double bedrooms all with built-in wardrobes, family bathroom and en suite shower room to the master bedroom. The property benefits from ample storage throughout, gas-fired central heating and double glazing.

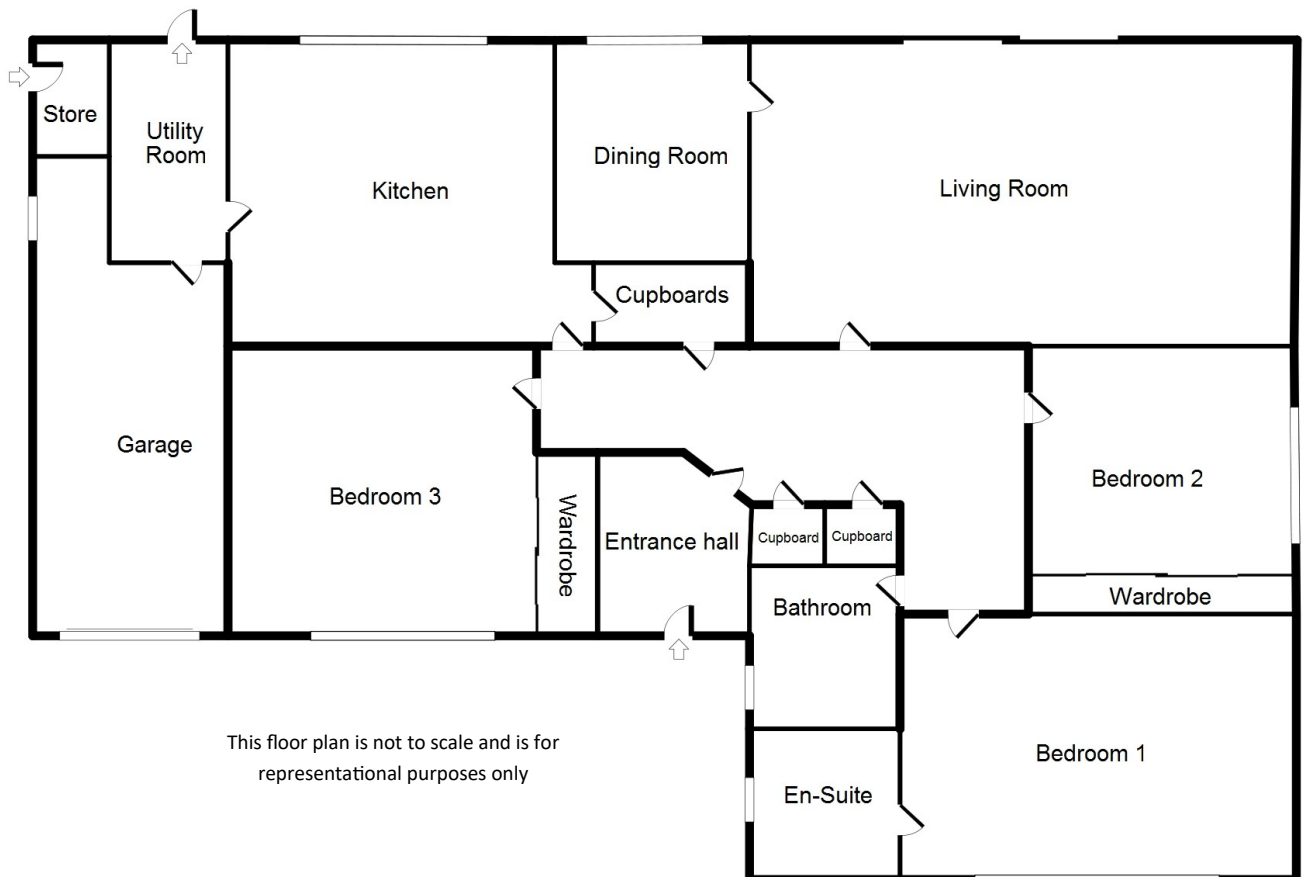
To the front of the property is a driveway and front garden. The easily maintained rear garden is mainly laid to lawn, with a patio and separate circular seating area. This property would benefit from some modernisation but offers great potential to make a lovely family home. A viewing is highly recommended.





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

- Kitchen 4.20m x 4.10m 13'9" x 13'5"
- Utility 2.71m x 1.84m 8'11" x 6'0"
- Lounge 5.39m x 4.19m 17'8" x 13'9"
- Dining Room 3.02m x 2.82m 9'11" x 9'3"
- Bedroom 1 4.48m x 3.58m 14'8" x 11'9"
- En Suite 2.14m x 1.99m 7'0" x 6'6"
- Bedroom 2 3.48m x 3.17m 11'5" x 10'5"
- Bathroom 2.72m x 1.98m 8'11" x 6'6"
- Bedroom 3 3.35m x 3.17m 11'0" x 10'5"



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.

