

5 Thunderton Place, Elgin IV30 1BG



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11 Pluscarden Road Elgin IV30 1SQ



This stone-built three bedroom property is situated in the West End of Elgin, close to Dr Gray's Hospital and just a short walk from Elgin town centre and would make an ideal family home.

TRADITIONAL SEMI-DETACHED HOUSE

THREE BEDROOMS

WOOD-BURNING STOVE

FRONT AND REAR GARDENS

REAR DRIVEWAY

DETACHED GARAGE

EXTERNAL STORE ROOM

DOUBLE GLAZING

GAS CENTRAL HEATING

EPC RATING D

COUNCIL TAX BAND D

VIEWING HIGHLY RECOMMENDED

Offers Over
£200,000

E748

This stone-built three bedroom property is situated in the West End of Elgin, close to Dr Gray's Hospital and just a short walk from Elgin town centre. The versatile accommodation comprises: Entrance hallway, spacious living room with wood-burning stove, family room/bedroom 3, understairs cupboard with plumbing, a modern kitchen, dining room/sunroom and a utility room housing the boiler, which can be accessed from outside the property. Upstairs the landing leads to the large master bedroom, a second bedroom with storage cupboard, a box room and a family bathroom with storage cupboard.

Outside there is access from the dining room/sunroom to a paved seating area and the generous rear garden has been landscaped to provide a low maintenance lawn and gravelled area. There is ample parking for several cars on the gravelled driveway and a single garage provides additional storage space.

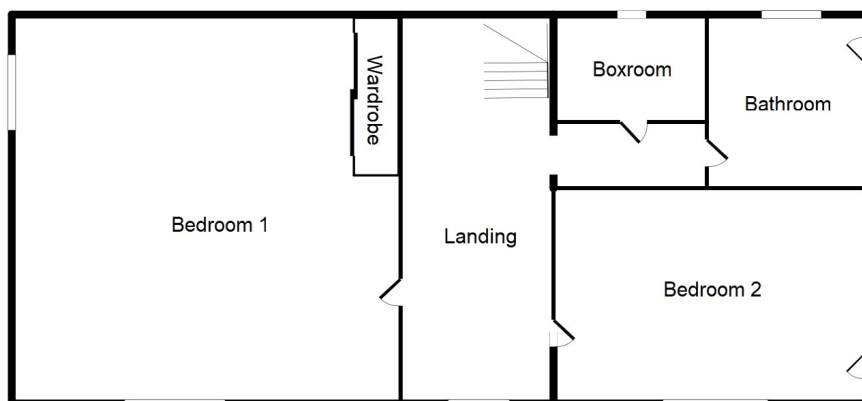
A viewing of this period family home is highly recommended.



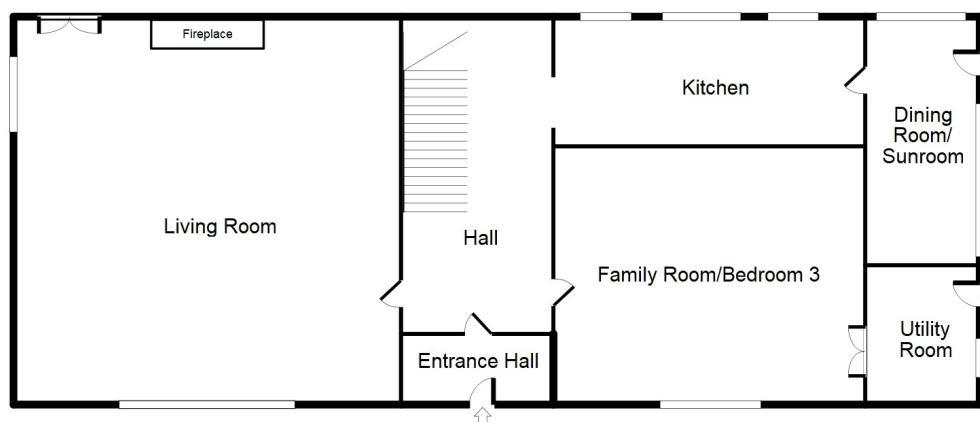


If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

- Kitchen 3.28m x 2.65m 10'9" x 8'8"
- Dining/Sun Room 3.87m x 2.71m 12'8" x 8'11"
- Bedroom 3 4.07m x 3.11m 13'4" x 10'3"
- Lounge 4.07m x 4.19m 13'4" x 13'9"
- Bedroom 1 4.19m x 4.04m 13'9" x 13'3"
- Bedroom 2 3.96m x 2.47m 13'0" x 8'1"
- Bathroom 2.93m x 2.26m 9'7" x 7'5"



This floorplan is not to scale and is for representational purposes 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.