

CLUNY ESTATE AGENTS

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Nirvana, 5 Howe of Enzie Enzie, Buckie AB56 5BF



This three bedroom detached bungalow sits in a rural location just a few miles from Buckie and would make an ideal family home

**DETACHED BUNGALOW
THREE BEDROOMS
GARDENS FRONT, SIDE AND REAR
OPEN ASPECT WITH VIEWS
ACROSS TO THE MORAY FIRTH
INTEGRAL GARAGE
SUBSTANTIAL BLOCK-BUILT
OUTHOUSE AND STORE
OIL CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND E
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£230,000**

E747

Situated within just a few miles of the coastal town of Buckie, this three bedroom detached bungalow with discreet wheelchair access enjoys a rural location and an open aspect to the front, with views across the Moray Firth. In move-in condition, the accommodation comprises: Entrance lobby, hallway, living room with multi-fuel stove, archway to dining area, large kitchen/diner, utility room, master bedroom with en suite shower room, two further bedrooms, shower room and a boiler room.

Set in landscaped garden grounds, the rear garden looks on to an area of community owned woodland.

With ample parking on the driveway and a large integral garage, there is also a substantial block-built outbuilding/workshop and store which offer development potential. Benefiting from oil-fired central heating and double glazing, this property would make a lovely family home. Included in the sale are all blinds and carpets, some curtains, most light fittings, the fridge, freezer and washing machine and the bird bath at the front of the property. A viewing is highly recommended.

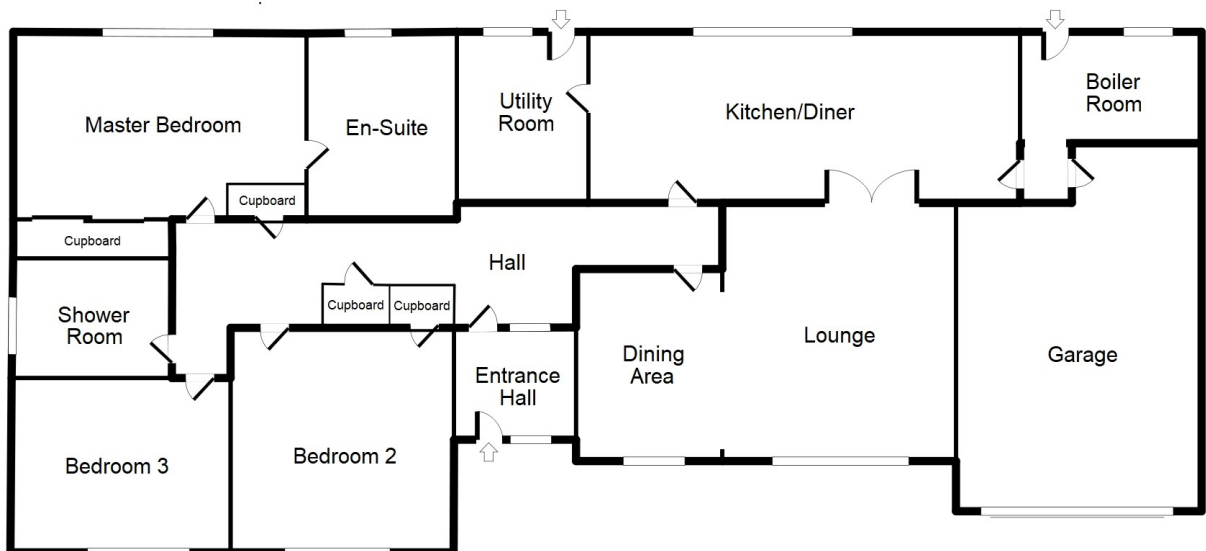




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen/Diner 8.09m x 3.21m 26'6" x 10'6"
- Utility 3.23m x 2.47m 10'7" x 8'1"
- Lounge/Diner 7.42m x 4.79m 24'4" x 15'9"
- Bedroom 1 5.46m x 3.72m 17'11" x 12'3"
- En Suite 3.72m x 2.38m 12'2" x 7'10"

- Bedroom 2 4.16m x 2.88m 13'8" x 9'5"
- Bathroom 2.90m x 2.26m 9'6" X 7'5"
- Bedroom 3 3.63m x 3.56m 11'11" x 11'8"
- Garage 7.10m x 5.05m 23'4" x 16'7"
- Boiler Room 3.59m x 1.86m 11'9" x 6'1"



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.

