

5 Thunderton Place, Elgin IV30 1BG



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29 Birnie Drive Elgin IV30 6JB



This beautiful three bedroom detached house is located in a popular residential area in the heart of New Elgin, just a short distance from all local amenities.

**DETACHED HOUSE
THREE DOUBLE BEDROOMS WITH
BUILT-IN WARDROBES
FRONT AND REAR GARDENS
SINGLE GARAGE AND
DRIVEWAY
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND D
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£195,000**

E750

This beautiful three bedroom detached house is located in a popular residential area in the heart of New Elgin, just a short distance from all local amenities.

Benefiting from gas central heating and double glazing throughout, the property is in move-in condition and the accommodation comprises: Entrance hallway, modern fitted kitchen, utility room with access to the rear garden and single garage, downstairs wc, large open plan lounge/diner with patio doors to the garden, three double bedrooms with built-in wardrobes, a family bathroom and ample storage throughout. To the front there is a lawned area and driveway offering ample off-street parking, while the rear garden is mostly laid to lawn, with the addition of a paved patio area.

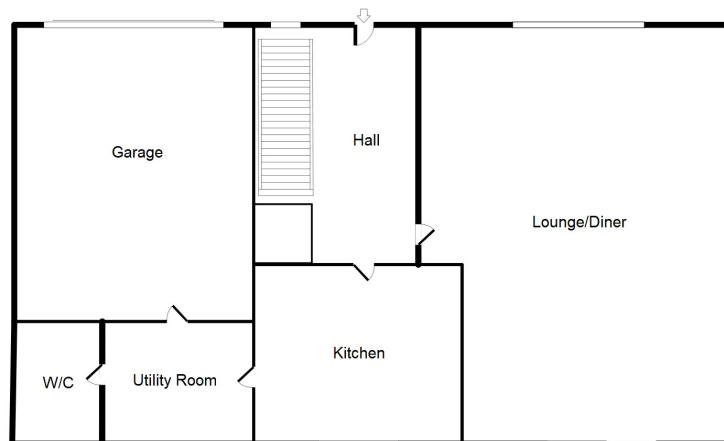
This would make an ideal family home and a viewing is highly recommended.



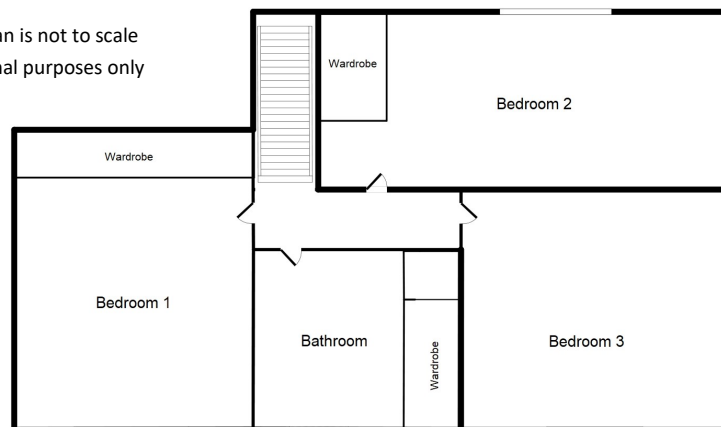


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Utility 2.57m x 1.66m 8'5" x 5'5"
- WC 1.66m x 0.88m 5'5" x 2'11"
- Kitchen 3.18m x 2.84m 10'5" x 9'4"
- Lounge/Diner 6.78m x 3.44m 22'3" x 11'4"
- Bedroom 1 4.09m x 3.57m 13'5" x 11'8"
- Bedroom 2 3.72m x 3.14m 12'2" x 10'3"
- Bathroom 2.50m x 2.08m 8'3" x 6'10"
- Bedroom 3 3.52m x 2.93m 11'7" x 9'8"



Please note 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.