

CLUNY ESTATE AGENTS

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11 Taylor Place Elgin IV30 4BF



We are delighted to offer for sale this beautiful semi-detached three bedroom bungalow with separate one bedroom granny flat suitable for renting out or extra living space

**SEMI-DETACHED BUNGALOW
THREE DOUBLE BEDROOMS, ONE
WITH EN SUITE
SEPARATE ONE BEDROOM
GRANNY FLAT WITH WETROOM
PRIVATE DRIVEWAY
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND D
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£260,000**

E760

This beautiful semi-detached three bedroom bungalow has a separate one bedroom granny flat suitable for renting out or extra living space, and is situated in the popular residential town of Elgin, within walking distance of all local amenities.

Benefiting from gas central heating and double glazing, this house has three double bedrooms with wardrobe space (one with en suite), a modern fitted kitchen, large living room/sun lounge with doors to the rear garden, shower room and ample storage throughout. This property comes with a newly built granny flat in the front garden, which benefits from gas central heating and double glazing. The accommodation comprises a double bedroom, open plan kitchen/living room and wet room.

With parking for two cars to the front, this property would make an ideal family home or multi-generation living. A viewing is highly recommended.











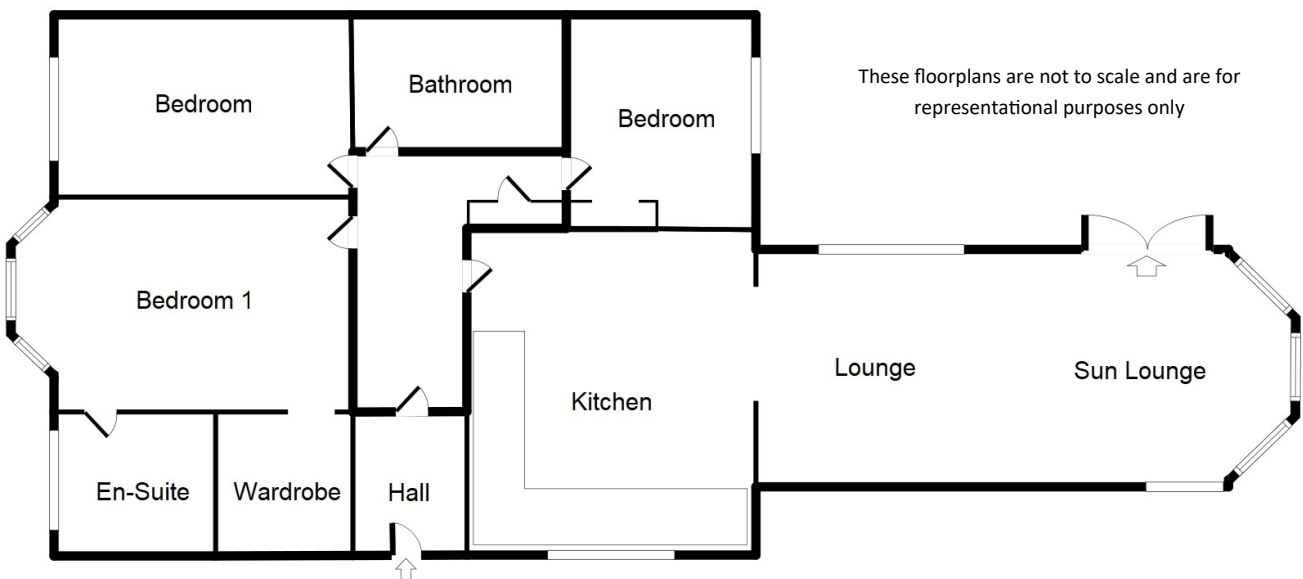
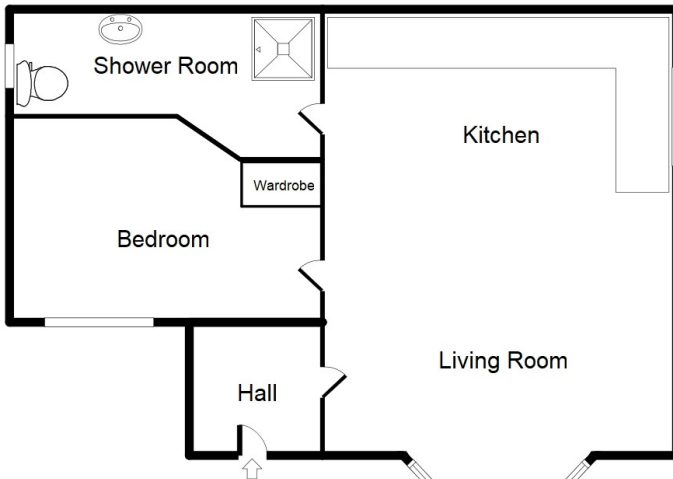
**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**



- Kitchen 5.15m x 4.17m 16'11" x 13'8"
- Lounge 7.78m x 3.50m 25'6" X 11'6"
- Bedroom 1 5.15m x 3.49m 16'11" x 11'6"
- En Suite 2.16m x 1.97m 7'11" x 6'6"
- Bedroom 2 4.25m x 3.01m 13'11" x 9'10"
- Shower Room 2.23m x 1.91m 7'4" x 6'3"
- Bedroom 3 2.98m x 2.93m 9'9" x 9'7"

Granny Flat:

- Kitchen/Lounge 5.97m x 3.69m 19'7" x 12'1"
- Shower Room 3.89m x 1.80m 12'9" x 5'11"
- Bedroom 1 3.90m x 2.21m 12'10" x 7'3"



These floorplans are not to scale and are 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.

