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## Hollybrae, South Darkland Elgin IV30 8NT

**Reduced: £5000 Below Valuation**



This spacious four bedroom detached property is located in a beautiful semi-rural location, just a few miles from Elgin and would make a lovely family home

DETACHED HOUSE  
FOUR DOUBLE BEDROOMS, ALL WITH  
BUILT-IN WARDROBES  
WOOD-BURNING STOVE  
MATURE GARDEN  
DRIVEWAY, GARAGE AND  
WORKSHOP  
OIL CENTRAL HEATING  
FULL DOUBLE GLAZING  
EPC RATING E  
COUNCIL TAX BAND E  
VIEWING HIGHLY RECOMMENDED

Reduced  
£290,000

E767

This spacious four bedroom detached house is set in a large wrap-around garden of approximately half an acre, which provides privacy and seclusion. There is a private driveway and ample gravelled parking space by the garage and also the upper level at the front door. In an elevated position in a beautiful semi-rural location, with spectacular views of surrounding countryside, the property has all the benefits of countryside location but is only a few miles away from all amenities, including shopping, sports centres, GP surgeries, countryside walks and the beautiful beaches at Lossiemouth. While the property is private and secluded, there are a few neighbours not too far away. This would make a wonderful family home.

Benefiting from oil-fired central heating and full double glazing, the accommodation comprises: Entrance hallway, modern kitchen and utility room, living room and separate dining room, four double bedrooms all with built-in wardrobes and one with en suite, family bathroom and ample storage throughout.

Below the house there is a home gym and office space attached to the garage and workshop. The home gym and office space have possibilities for conversion to a variety of purposes including self-contained accommodation (providing all necessary permissions are obtained). A viewing is highly recommended.







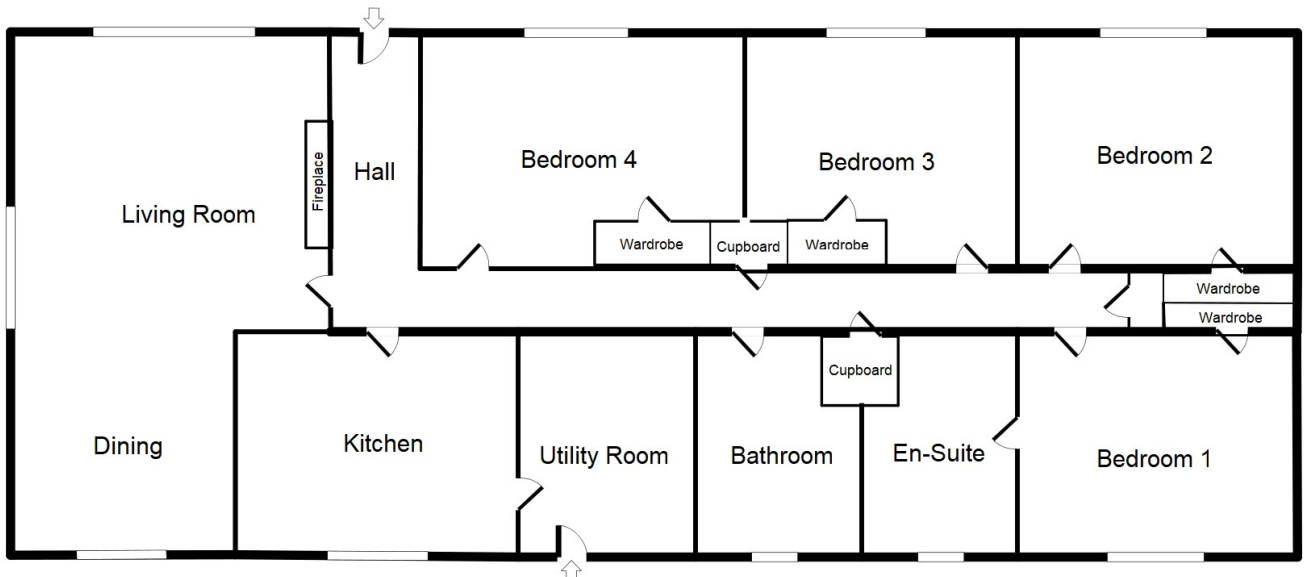






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen 3.21m x 3.00m 10'6" x 9'10"
- Dining Room 3.23m x 3.22m 10'7" x 10'7"
- Lounge 5.11m x 4.09m 16'9" x 13'5"
- Bedroom 1 3.31m x 3.01m 10'10" x 9'11"
- Bathroom 3.21m x 2.20m 10'6" x 7'2"
- Bedroom 2 3.31m x 3.01m 10'10" x 9'10"
- Bedroom 3 4.01m x 3.62m 13'2" x 11'10"
- Bedroom 4 3.61m x 3.21m 11'10" x 10'6"
- En Suite 3.19m x 1.49m 10'6" x 4'11"
- Utility 3.19m x 1.61m 10'6" x 5'3"
- Home Gym 6.14m x 3.87m 20'2" x 12'8"
- Home Office 3.86m x 2.06m 12'8" x 6'9"



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.

