

CLUNY ESTATE AGENTS

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Braemorrison Lodge, 7 Braemorrison Road, Elgin IV30 4DL



This large four bedroom unique stone built detached property set within extensive private, secluded grounds is situated in the popular residential area of Bishopmill, within easy (5 minutes) walking distance of local primary and secondary schools and local amenities.

**DETACHED HOUSE
FOUR BEDROOMS
LARGE GARDEN
PRIVATE DRIVEWAY
TIMBER GARAGE
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING E
COUNCIL TAX BAND D
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£220,000**

E779

This large four bedroom unique stone-built detached property set within extensive private, secluded grounds is situated in the popular residential area of Bishopmill, within easy (5 minutes) walking distance of local primary and secondary schools and local amenities.

Benefiting from gas central heating, double glazing and a total of 115m², with a new front door recently installed, the property comprises on the ground floor: Entrance hallway leading to an open plan office area, kitchen/diner with separate utility room, downstairs WC with shower cubicle, rear double bedroom, large south facing living room with open fireplace and bay window, and a large double bedroom to the front. Upstairs is a landing, two double bedrooms and a bathroom. There is ample storage throughout the property.

Set in spacious garden grounds, there is also a paved seating area with access via sliding doors to the kitchen. There is a timber garage and block-built store and a private driveway leading to the front door. With 212 square metres of land to the rear of the property, there is also the potential for a home office or granny flat, subject to obtaining the usual planning consents.

This would make a perfect family home with great potential to make it your own and a viewing is highly recommended, available immediately.













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

- Kitchen 5.03m x 3.58m 16'6" x 11'9"
- Utility 1.84m x 1.49m 6'0" x 4'11"
- Shower Room 1.97m x 1.82m 6'6" x 5'12"
- Rear Bedroom 3.44m x 2.39m 11'3" x 7'10"
- Bedroom 1 4.01m x 3.49m 13'2" x 11'5"
- Lounge 4.57m x 4.35m 14'12" x 14'3"
- Bedroom 2 3.82m x 2.71m 12'7" x 8'11"
- Bedroom 3 4.31m x 3.45m 14'2" x 11'4"
- Bathroom 2.55m x 1.68m 8'5" x 5'6"



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.