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Oaklands, Ardgilzean Elgin IV30 8XT



This spectacular detached three bedroom bungalow with one bedroom attached annexe is situated in a semi-rural location within easy reach of Elgin and would make an ideal family home

**DETACHED BUNGALOW
THREE BEDROOMS
FEATURE WOOD-BURNING STOVE
ATTACHED ONE BEDROOM ANNEXE
WORKSHOP/SHED
LANDSCAPED GARDENS
OIL-FIRED CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND F
VIEWING HIGHLY RECOMMENDED**

**Valuation
£330,000**

E789

This spectacular detached four bedroom bungalow is set in beautiful garden grounds in an idyllic semi-rural location, with neighbouring properties close by and just a short drive from Elgin and its amenities.

In immaculate condition throughout, the accommodation comprises: Light and airy entrance vestibule with storage, impressive open plan living space with feature wood-burning stove and patio doors to a pergola seating area, high spec fitted kitchen with patio doors to the rear garden, open plan dining room and a further living area, and access to the utility room and wc.

There are three double bedrooms, one with en suite shower room, and a family bathroom with jacuzzi bath. Accessed via the hallway or from outside is an attached self-contained annexe comprising an open plan kitchen/living room with doors to the rear garden, a double bedroom and shower room.

Benefiting from oil-fired central heating and double glazing, the property is accessed via a private driveway. The large, landscaped wrap-around garden offers ample space for entertaining and seating, including a gazebo.

This lovely family home is in move-in condition and offers versatile accommodation, ideal for multi-generational living. We highly recommend a viewing.













- Kitchen 8.28m x 3.23m 27'2" x 10'7"
 - Lounge 7.71m x 6.52m 25'4" x 21'5"
 - Utility 1.94m x 1.91m 6'4" x 6'3"
 - WC 1.94m x 1.17m 6'4" x 3'10"
 - Bathroom 2.74m x 2.13m 9'0" x 7'0"
 - Bedroom 1 4.23m x 3.12m 13'11" x 10'3"
 - En Suite 3.22m x 1.77m 10'7" x 5'10"
 - Bedroom 2 4.05m x 3.74m 13'4" x 12'3"
 - Bedroom 3 3.29m x 3.04m 10'10" x 10'0"
- Annexe
- Kitchen/Living 6.55m x 3.47m 21'6" x 11'5"
 - Bedroom 2.84m x 3.22m 9'4" x 10'7"
 - Bathroom 2.49m x 1.84m 8'2" x 6'0"



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.