

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

Peregrine House, Craigellachie, AB38 9SL



This spectacular, two storey, four bedroom detached house stands in 3/4 of an acre gardens with a newly built Summer House over a garden pond.

**DETACHED TWO STOREY HOUSE
FOUR BEDROOMS
LARGE GARDEN GROUNDS
OPEN DOUBLE GARAGE & WORK-
SHOP
SUMMER HOUSE & POND
OIL CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND F
VIEWING HIGHLY RECOMMENDED**

**Valuation
£450,000**

E795

This semi-rural, two storey, grand four bedroom detached house stands comfortably in 3/4 of an acre. The garden grounds incorporate a timber double garage with parking for two cars, separate workshop and a newly built Summer House. A long sweeping driveway and ample grass greens and a beautiful pond to the rear side. Benefitting from oil central heating and double glazing throughout, the accommodation comprises: an entrance open room leading into the large country style kitchen with ample space for dining and a log burner, separate utility with access to the garden and a w/c. The large living room has a multi-fuel stove with doors to the garden, downstairs double bedroom with wet room en-suite. Upstairs there are three further double bedrooms, two with en-suites and a separate family bathroom. This beautifully finished family home is in move-in condition and a viewing is highly recommended.





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- Open Hall/Vestibule: 20'7" x 13'3" 6.29m x 4.96m
- Kitchen/Diner: 25'2" x 16'6" 7.68m x 5.03m
- Utility: 6'9" x 9'5" 2.06m x 2.88m
- W/C: 6'11" x 6'5" 2.10m x 1.95m
- Living Room: 27'2" x 19'6" 8.27m x 5.95m
- Bed One: 16'7" x 14'4" 5.05m x 4.38m
- En-suite/Wet Room: 6'6" x 4'5" 1.98m x 1.35m
- Bedroom Two: 19'6" x 20'7" 5.95m x 6.29m
- En-suite: 8'10" x 6'2" 2.68m x 1.88m
- Bathroom: 12'2" x 8'8" 3.70m x 2.63m
- Bedroom Three: 16'3" x 16'1" 4.95m x 4.90m
- Bedroom Four: 14'5" x 16'4" 4.38m x 4.98m
- En-suite: 9'5" x 4'10" 2.87m x 1.48m



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.