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Wester Buthill Farmhouse Roseisle IV30 5YQ



This newly renovated three bedroom farmhouse in walk-in condition is situated in a semi-rural location in the village of Roseisle and would make a lovely family home

**DETACHED FARMHOUSE BUNGALOW
THREE DOUBLE BEDROOMS
NEWLY RENOVATED
PRIVATE DRIVEWAY AND
WRAP-AROUND GARDEN
VIEWS OVER OPEN
COUNTRYSIDE
OIL-FIRED CENTRAL HEATING
DOUBLE GLAZING
EPC RATING E
COUNCIL TAX BAND D
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£240,000**

E796

This newly renovated three bedroom farmhouse is situated in a semi-rural location in the village of Roseisle, just a short drive from Forres and Elgin. With views over open countryside and a wrap-around garden, there is ample parking and plenty of space to build a garage, subject to the usual planning consents.

In walk-in condition, the accommodation over one floor comprises: Utility room, WC, large country style kitchen, open plan living/dining room with patio doors to the garden and a multi-fuel stove, three double bedrooms (one with built-in wardrobe), family bathroom and storage cupboards throughout.

Benefiting from oil-fired central heating and double glazing, this would make a lovely family home and 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**

• Utility	3.26m x 2.34m	10'8" x 7'8"
• WC	2.35m x 1.13m	7'8" x 3'8"
• Kitchen	4.56m x 3.42m	14'11" x 11'3"
• Diner	3.17m x 2.76m	10'5" x 9'1"
• Lounge	4.79m x 4.12m	15'9" x 13'6"
• Full length of Lounge/Diner	7.61m	25'0"
• Bedroom 1	4.48m x 3.40m	14'9" x 11'2"
• Bathroom	3.05m x 2.63m	10'0" x 8'8"
• Bedroom 2	4.23m x 3.58m	13'11" x 11'9"
• Bedroom 3	4.52m x 2.91m	14'10" x 9'7"



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.