

CLUNY ESTATE AGENTS

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Beechwood, 16 Braemorrison
Road, Elgin IV30 4DL

Reduced: £5000 Below Valuation



This one and a half storey detached four bedroom house is situated in the popular residential area of Bishopmill, close to schools and local amenities and would make a lovely family home

ONE AND A HALF STOREY DETACHED
HOUSE
FOUR BEDROOMS
DRIVEWAY AND INTEGRAL
GARAGE
GARDENS FRONT AND REAR
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND E
VIEWING HIGHLY RECOMMENDED

Offers Around
£245,000

E797

This one and a half storey four bedroom detached house with integral garage is located in the popular residential area of Bishopmill, just a short distance from Elgin town centre and conveniently situated for primary and secondary schools and local amenities.

The spacious accommodation comprises: Entrance vestibule, hallway, good sized lounge, open plan kitchen/diner and family room with patio doors to the rear garden, utility room and guest wc. To the first floor is the master bedroom with en suite shower room, three further double bedrooms and a family bathroom.

Benefiting from a lock-block driveway offering plenty of off-street parking and an integral garage, the front garden has a lawned area while the rear garden is paved and easy to maintain. There is a block-built shed for storage.

With gas central heating and double glazing, this would make an ideal family home and we highly recommend a viewing.







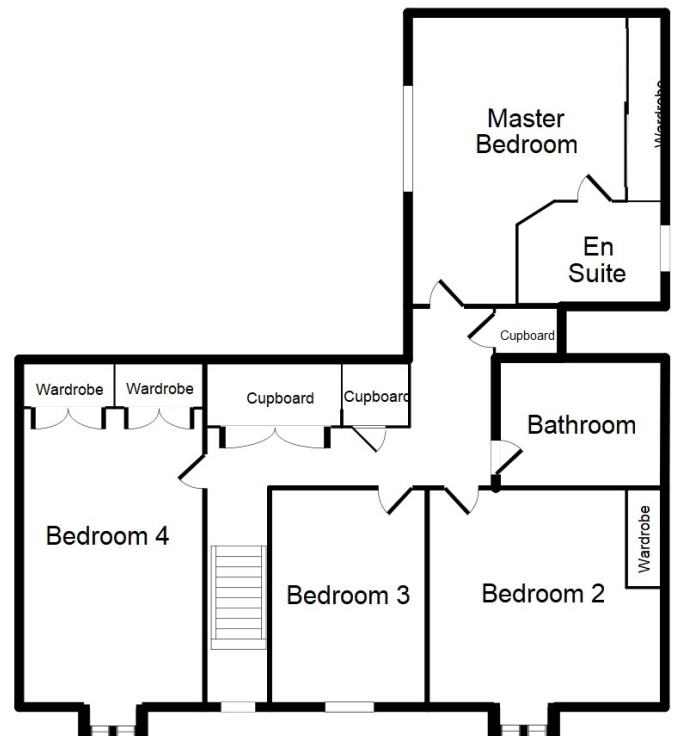
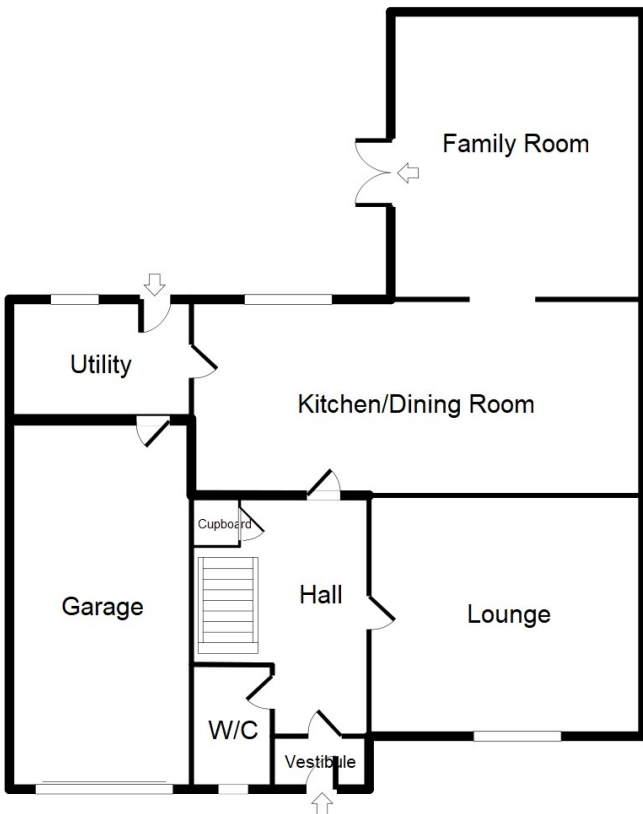






If you are thinking of selling your property, we would be delighted to offer a free valuation

• Kitchen/Diner	7.23m x 3.03m	23'8" x 9'11"
• Utility	3.15m x 1.50m	10'4" x 4'11"
• Living Room	5.05m x 4.11m	16'7" x 13'6"
• Lounge	4.45m x 3.95m	14'7" x 13'0"
• WC	1.81m x 1.18m	5'11" x 3'10"
• Bedroom 1	4.93m x 3.12m	16'2" x 10'3"
• En Suite	2.21m x 1.54m	7'3" x 5'1"
• Bedroom 2	3.52m x 3.49m	11'7" x 11'5"
• Bathroom	2.46m x 1.98m	8'1" x 6'6"
• Bedroom 3	4.60m x 3.17m	15'1" x 10'5"
• Bedroom 4	2.99m x 2.66m	9'10" x 8'9"



Please note this floor plan is not to scale and is for identification 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.

