

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E [elgin@clunys.co.uk](mailto:elgin@clunys.co.uk)

W [www.clunys.co.uk](http://www.clunys.co.uk)

## Rose Cottage, Lettoch, Dufftown AB55 4BU



This modern three bedroom detached bungalow enjoys a peaceful rural location with scenic views over open countryside

**DETACHED BUNGALOW  
THREE DOUBLE BEDROOMS  
GARDEN  
DOUBLE GARAGE  
AIR SOURCE HEATING  
UV SOLAR PANELS  
DOUBLE GLAZING  
EPC RATING A  
COUNCIL TAX BAND D  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£285,000**

E808

This modern three bedroom detached bungalow enjoys a peaceful rural location with views over open countryside, close to Dufftown.

Set in garden grounds with a double detached garage, the accommodation is in walk-in condition and comprises: Entrance vestibule, entrance hall, large living room, sun room with patio doors to the garden, newly fitted kitchen with separate utility room, three double bedrooms, one with en suite shower room, and a family bathroom.

With air-source heating and double glazing, there are UV solar panels to the roof and there is ample private parking.

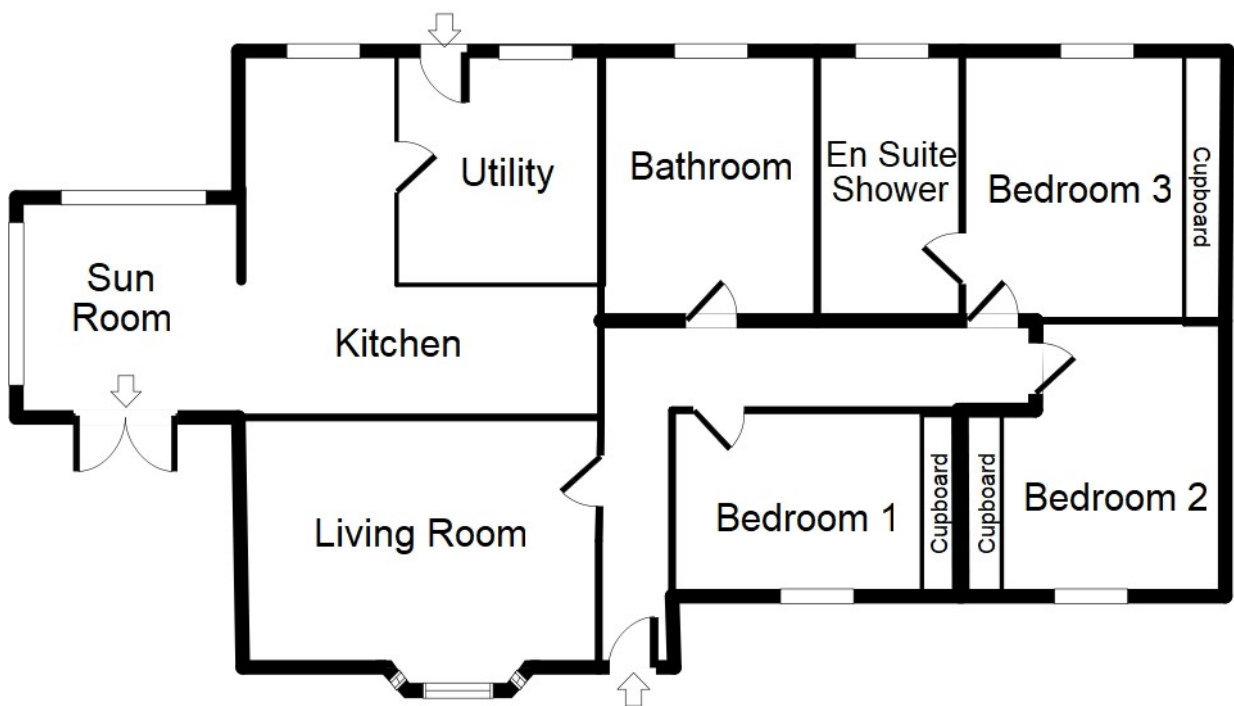
We would highly recommend a viewing to appreciate this lovely family home.





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

- Sun Lounge 4.27m x 3.76m 14'0" x 12'4"
- Kitchen 5.58m x 4.59m 18'4" x 15'1"
- Utility 3.00m x 2.01m 9'10" X 6'7"
- Lounge 5.36m x 3.74m 17'7" x 12'3"
- Bathroom 3.00m x 1.70m 9'10" x 5'7"
- Bedroom 1 3.68m x 2.96m 12'1" x 9'9"
- En Suite 2.30m x 1.00m 7'6" x 3'3"
- Bedroom 2 3.96m x 2.64m 13'0" x 8'8"
- Bedroom 3 2.80m x 2.40m 9'2" x 7'11"
- Vestibule 2.29m x 1.56m 7'6" x 5'2"



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

