

5 Thunderton Place, Elgin IV30 1BG



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7 Edwards Avenue Lossiemouth IV31 6FE



This modern detached four bedroom property finished to a high standard and in walk-in condition, is situated in a prestigious residential development in the coastal town of Lossiemouth and would make an ideal family home.

**MODERN DETACHED HOUSE
FOUR BEDROOMS, TWO EN SUITE
UNDERFLOOR HEATING VIA AN
AIR SOURCE HEAT PUMP
DOUBLE GLAZING
DOUBLE GARAGE
PAVED DRIVEWAY
FRONT AND REAR GARDENS
EPC RATING B
COUNCIL TAX BAND F
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£435,000**

E818

This detached four bedroom modern house built by Tulloch of Cummington and finished to a high specification is situated in a prestigious development in the sea-side town of Lossiemouth.

In immaculate walk-in condition, the accommodation comprises to the first floor: Entrance vestibule, hallway, wc, utility room with access to the double garage, boot room, large, modern kitchen, dining room with picture window and a double bedroom with en suite shower room and dressing room. To the ground floor is a living room with patio doors to the garden, double bedroom with en suite shower room and dressing room, bathroom and two further double bedrooms.

Outside is ample parking and good sized enclosed rear garden with outside store room.

With double glazing and under floor heating via an air source heat pump, 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
Please contact us on 01343 548505**

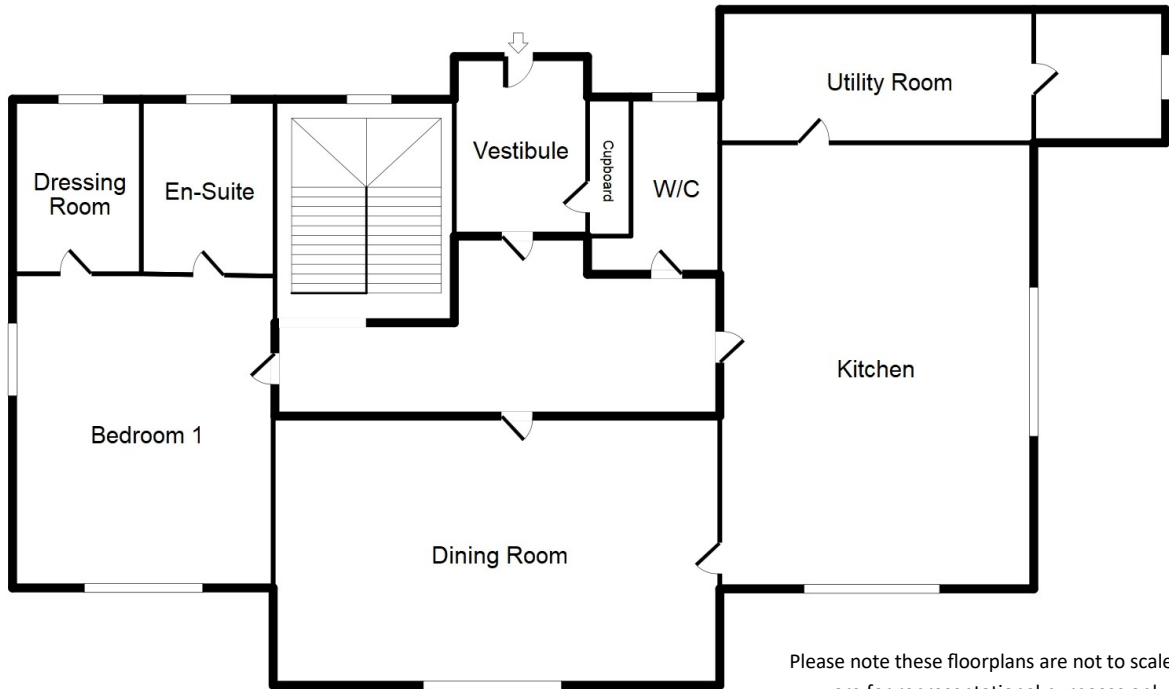




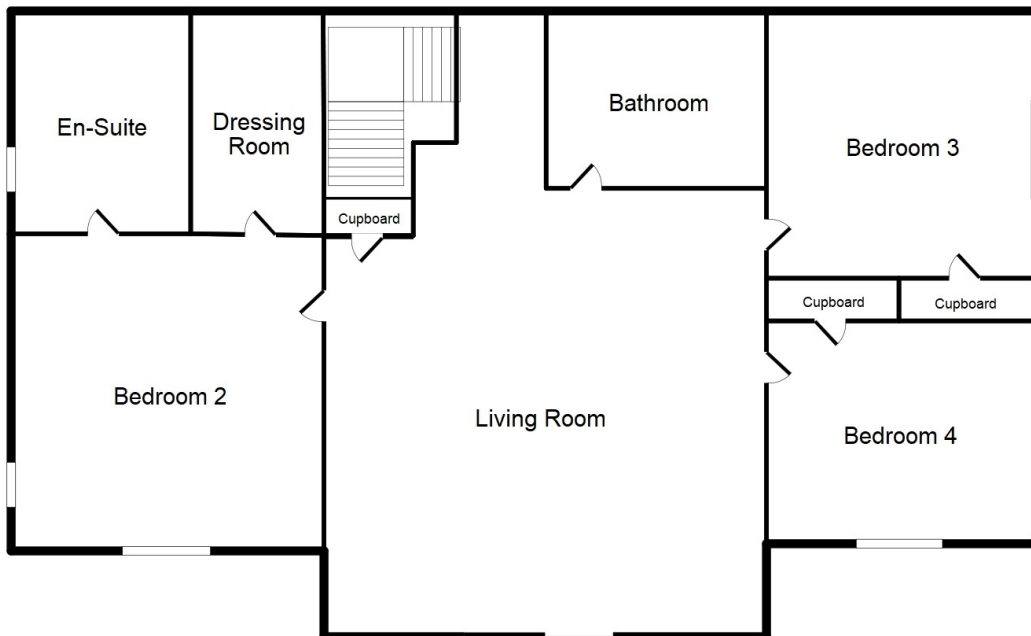




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|---------------|---------------|----------------|-------------|---------------|----------------|
| • Vestibule | 1.79m x 1.64m | 5'10" x 5'5" | • Lounge | 8.03m x 5.37m | 26'4" x 17'7" |
| • WC | 1.70m x 1.70m | 5'7" x 5'7" | • Bedroom 2 | 4.38m x 3.30m | 14'4" x 10'10" |
| • Kitchen | 7.11m x 3.41m | 23'4" x 11'2" | • En Suite | 2.31m x 1.63m | 7'7" x 5'4" |
| • Utility | 3.42m x 2.18m | 11'3" x 7'2" | • Bedroom 3 | 3.31m x 3.02m | 10'11" x 9'11" |
| • Cupboard | 2.18m x 1.72m | 7'2" x 5'8" | • Bathroom | 2.24m x 1.93m | 7'4" x 6'4" |
| • Dining Room | 5.16m x 4.42m | 16'11" x 14'6" | • Bedroom 4 | 3.31m x 3.02m | 10'10" x 9'11" |
| • Bedroom 1 | 4.63m x 3.41m | 15'2" x 11'2" | • Garage | 5.83m x 5.48m | 19'2" x 18'0" |
| • En Suite | 2.30m x 1.78m | 7'7" x 5'10" | • Store | 5.40m x 2.34m | 17'9" x 7'8" |



Please note 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.