

CLUNY ESTATE AGENTS

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This detached house in a quiet residential area benefits from three double bedrooms, driveway, garage and garden and would make an ideal family home

**DETACHED HOUSE
THREE DOUBLE BEDROOMS
PRIVATE DRIVEWAY, LARGE
GARAGE AND GARDEN
IDEAL FAMILY HOME
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND E
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£270,000**

E822

This three bedroom detached house is located in a quiet, established residential area, within easy reach of Elgin town centre, primary and secondary schools and local amenities.

The accommodation comprises: Entrance vestibule, hallway, open plan kitchen/diner, living room with wood-burning stove and a downstairs wc. Upstairs are three double bedrooms and a shower room.

With ample storage throughout, the property benefits from double glazing and gas central heating. A private driveway leads to the large garage and there is a good sized garden to the side and rear of the property.

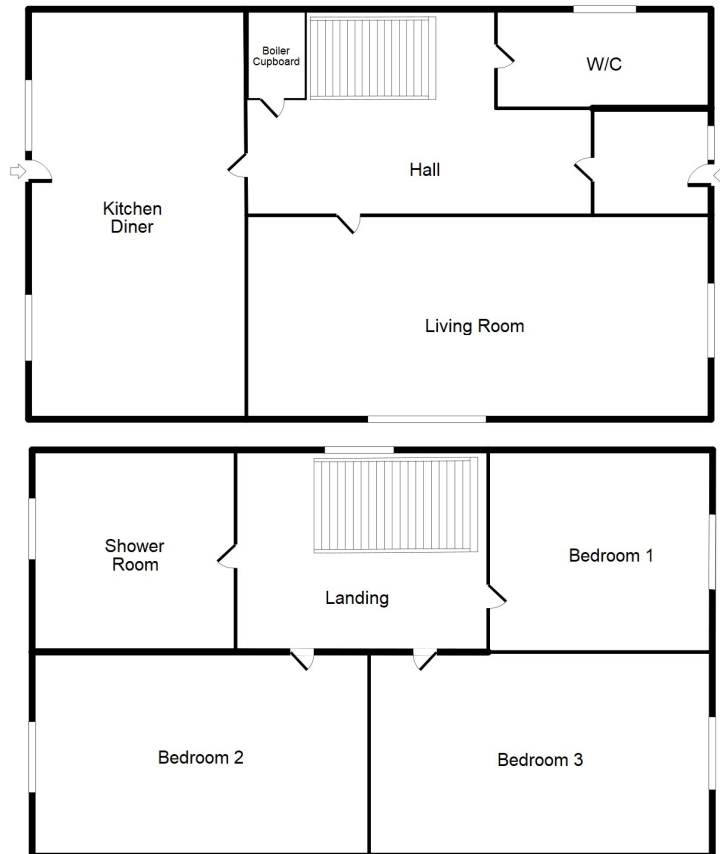
This would make a lovely family home and we highly recommend a viewing.





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

- Vestibule 1.48m x 1.23m 4'10" x 4'1"
- Kitchen/Diner 6.33m x 3.10m 20'9" x 10'2"
- Lounge 5.63m x 3.54m 18'5" x 11'7"
- WC 1.46m x 1.10m 4'10" x 3'7"
- Bedroom 1 4.20m x 4.05m 13'9" x 13'3"
- Bathroom 2.62m x 2.08m 8'7" x 6'10"
- Bedroom 2 3.86m x 3.57m 12'8" x 11'9"
- Bedroom 3 2.69m x 2.78m 8'10" x 9'1"
- Garage 6.22m x 5.88m 20'5" x 19'4"



Please note these floor plans 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.

