

CLUNY ESTATE AGENTS

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10 Sandstone Street
Elgin IV30 6LJ



This large four bedroom detached house is within a short distance of Elgin town centre and local amenities and would make a lovely family home

**DETACHED HOUSE
FOUR BEDROOMS
GARAGE AND OFF-STREET
PARKING
GARDEN
UTILITY SPACE
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND E
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£215,000**

E821

This large four bedroom detached house is situated in the popular residential area of New Elgin, within walking distance of local amenities.

In move-in condition, the property comprises: Entrance hall, open plan kitchen/diner/utility, downstairs wc and a spacious living room. Upstairs are four double bedrooms, one with en suite, and a family bathroom.

There is a private driveway providing off-street parking, a single integral garage and front and rear gardens.

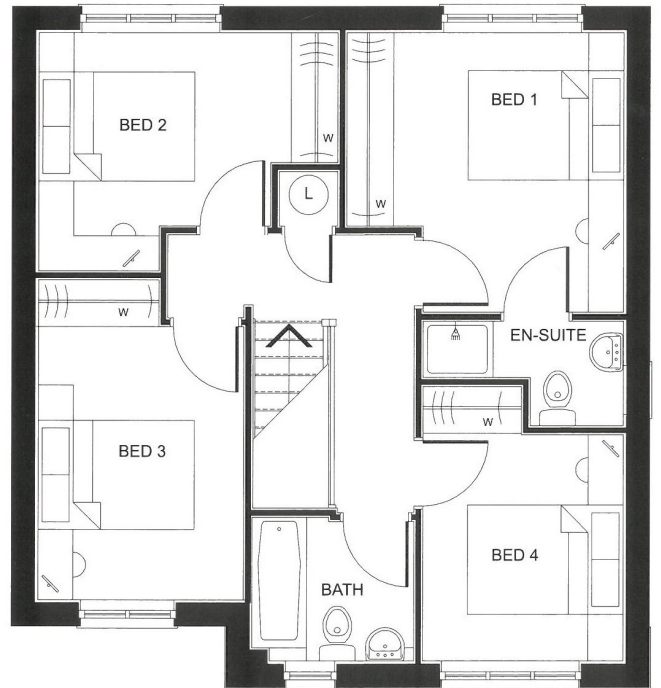
With ample storage throughout, gas central heating and double glazing, this would make a lovely family home and we highly recommend a viewing.





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

• Lounge	3.68m x 4.46m	12'10" x 14'7"
• Kitchen/Dining	5.4m x 3.45m	17'9" x 11'4"
• WC	2.02m x 1.75m	6'8" x 5'9"
• Utility	2.02m x 1.60m	6'8" x 5'3"
• Garage	2.55m x 5.3m	8'4" x 17'4"
• Bedroom 1	3.57m x 3.59m	11'8" x 11'9"
• En Suite	2.58m x 1.36m	8'5" x 4'5"
• Bedroom 2	3.85m x 3.06m	12'8" x 10'0"
• Bedroom 3	2.65m x 4.10m	8'8" x 13'5"
• Bedroom 4	2.58m x 3.53m	8'5" x 11'6"
• Bathroom	2.08m x 1.79m	6'9" x 5'10"



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.

