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Balnagowan, Craigellachie, Aberlour AB38 9RL



This detached two bedroom bungalow sits in three quarters of an acre of garden grounds with pond, detached garage and wildlife hide and offers stunning views over the surrounding countryside

**DETACHED BUNGALOW
TWO DOUBLE BEDROOMS
THREE QUARTERS OF AN ACRE
GARDEN WITH POND AND
WILDLIFE HIDE
DETACHED GARAGE
COUNTRYSIDE VIEWS
OIL-FIRED CENTRAL HEATING
DOUBLE GLAZING
EPC RATING E
COUNCIL TAX BAND E
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£255,000**

E836

This detached two bedroom bungalow sits in three quarters of an acre of garden grounds with a pond, detached single garage and insulated wildlife hide.

Located in a picturesque rural setting just a short drive from Craigellachie, the accommodation comprises: Entrance vestibule, good sized kitchen with calor gas hob, dining room, large living room and hallway with access to two double bedrooms with built-in wardrobes, one with en suite, and a separate shower room.

With ample storage throughout, double glazing, oil-fired central heating and a recently checked private water supply, the property enjoys stunning panoramic views over the surrounding countryside.

With plenty of scope for future development, subject to the necessary planning consents, we highly recommend a viewing of this lovely property.









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



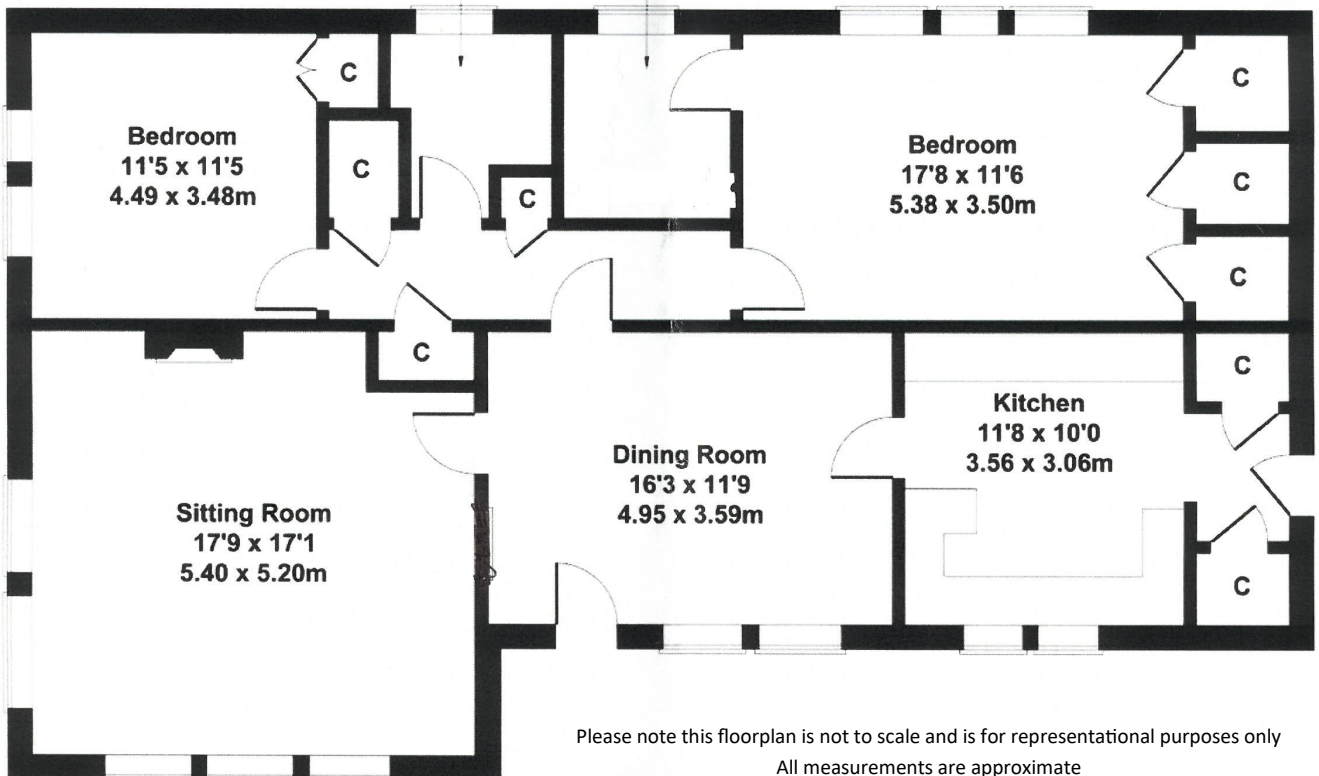
- Kitchen 3.57m x 3.06m 11'8" x 10'1"
- Vestibule 1.83m x 0.99m 6'0" x 3'3"
- Dining Room 4.94m x 3.58m 16'3" x 11'9"
- Lounge 5.39m x 4.62m 17'8" x 15'1"
- Bedroom 1 5.38m x 3.49m 17'8" x 11'6"
- En Suite 2.24m x 2.03m 7'4" x 6'8"
- Bedroom 2 3.50m x 3.44m 11'6" x 11'3"
- Bathroom 2.27m x 1.95m 7'5" x 6'5"





Shower Room
7'6 x 6'5
2.28 x 1.95m

En-suite
7'6 x 6'9
2.28 x 2.05m



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.

