

5 Thunderton Place, Elgin IV30 1BG



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99 Marleon Field Elgin IV30 4GE



This detached three bedroom property is situated in an established development within easy reach of Elgin town centre and local amenities and would make an ideal family home or investment purchase.

**DETACHED HOUSE
THREE DOUBLE BEDROOMS
EN SUITE
FRONT AND REAR GARDENS
DRIVEWAY AND INTEGRAL
GARAGE
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND E
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£210,000**

E834

This three bedroom detached property is situated in an established development within easy reach of Elgin town centre and local amenities.

The accommodation comprises: Entrance vestibule, open plan living/dining room with patio doors to the rear garden, kitchen, separate utility room and downstairs wc. Upstairs are three double bedrooms, one with en suite shower room, and a family bathroom.

With gas central heating and double glazing, the property also benefits from a private driveway, integral garage, lawned front garden and a low maintenance enclosed rear garden.

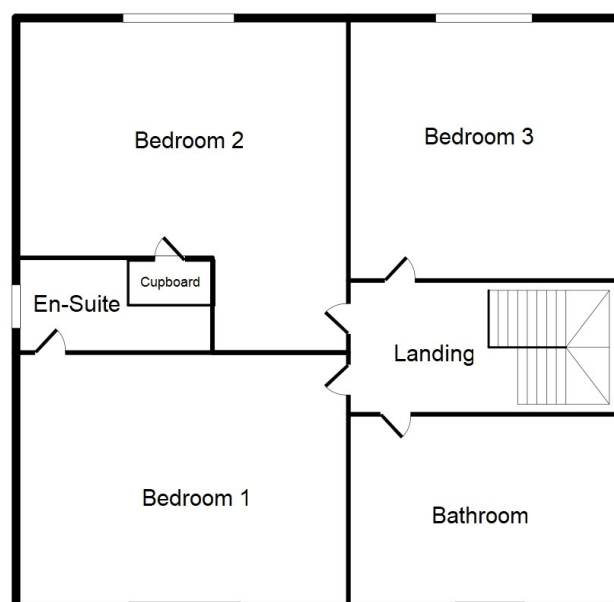
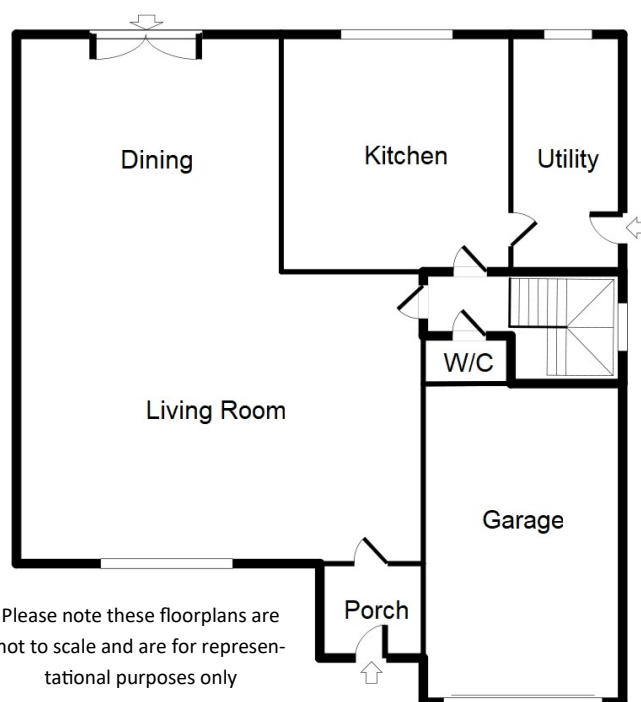
This would make an ideal family home or investment purchase and we highly recommend a viewing.





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

• Vestibule	1.43m x 1.16m	4'8" x 3'10"
• Lounge/Diner	7.56m x 4.01m	24'9" x 13'2"
• Kitchen	3.12m x 2.61m	10'3" x 8'7"
• Utility	3.02m x 1.50m	9'11" x 4'11"
• WC	1.60m x 0.79m	5'3" x 2'7"
• Bedroom 1	3.42m x 3.21m	11'3" x 10'6"
• En Suite	2.12m x 1.55m	7'0" x 5'1"
• Bedroom 2	3.16m x 2.62m	10'4" x 8'7"
• Bathroom	2.68m x 2.19m	8'9" x 7'2"
• Bedroom 3	3.14m x 2.96m	10'4" x 9'9"



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.