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## Mallard Lodge Broadley, Buckie AB56 5HQ



This well presented modern four bedroom detached bungalow is situated in the village of Broadley, just a few miles from Buckie and would make an ideal family home

**DETACHED BUNGALOW  
FOUR DOUBLE BEDROOMS,  
ONE EN SUITE  
DRIVEWAY  
DETACHED DOUBLE GARAGE  
WRAP-AROUND GARDEN  
SEMI-RURAL LOCATION  
EPC RATING C  
COUNCIL TAX BAND E  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£330,000**

**E848**

This modern four bedroom detached bungalow is situated in a semi-rural location in the village of Broadley, just a few miles from Buckie.

In walk-in condition, the accommodation comprises: Entrance vestibule with storage cupboard, large open plan kitchen/diner with patio doors to the rear garden, utility room, lounge with wood-burning stove, four double bedrooms with built-in wardrobes, one with en suite shower room, and a family bathroom.

The property is surrounded by a large wrap-around garden with decking area to the rear and a mature vegetable patch. There is a private driveway offering ample parking and a detached double garage with power.

With oil-fired central heating, bottled gas hob and double glazing, this well presented property 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**











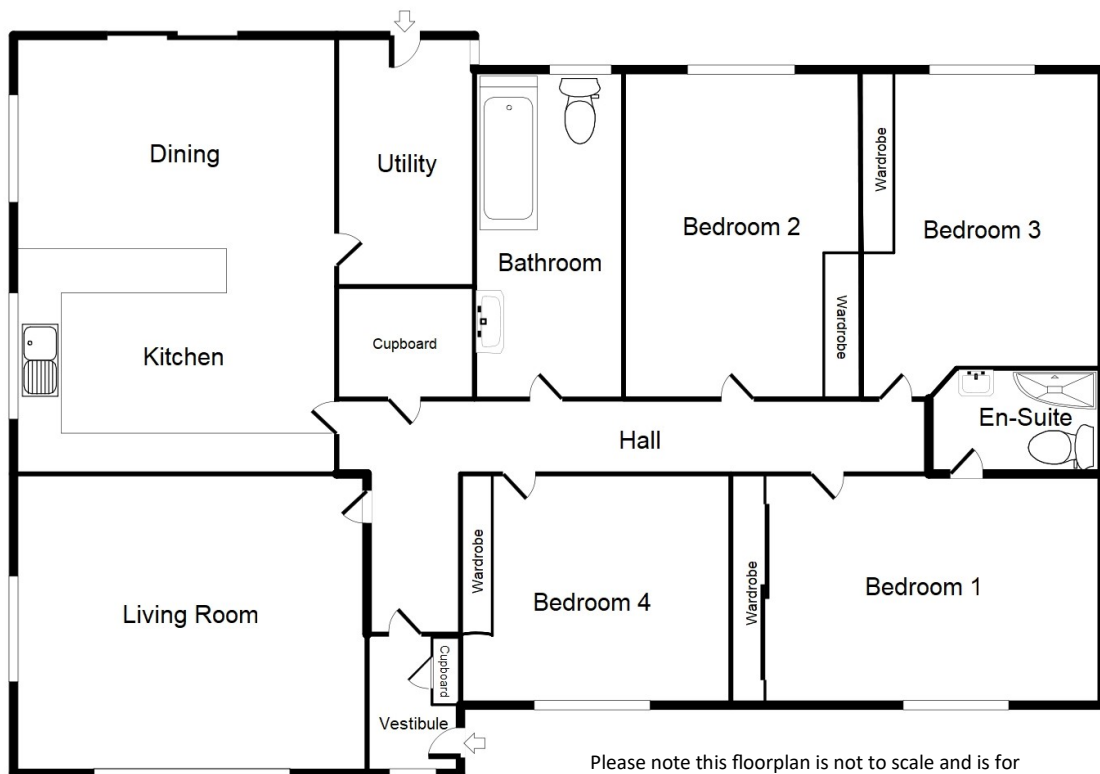








- Kitchen/Diner 6.55m x 5.13m 21'6" x 16'10"
- Utility 3.10m x 1.83m 10'2" x 6'0"
- Lounge 5.51m x 4.04m 18'1" x 13'3"
- Vestibule 2.77m x 1.45m 9'1" x 4'9"
- Bedroom 4 3.40m x 2.95m 11'2" x 9'8"
- Bathroom 2.89m x 1.89m 9'6" x 6'2"
- Bedroom 3 2.89m x 2.85m 9'6" x 9'4"
- Bedroom 1 4.13m x 2.95m 13'7" x 9'8"
- En Suite 2.17m x 1.43m 7'1" x 4'8"
- Bedroom 2 3.29m x 2.56m 10'10" x 8'3"
- Garage 6.10m x 6.00m 20'0" x 19'8"



Please note this floorplan is not to scale and is 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.