

5 Thunderton Place, Elgin IV30 1BG



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Craigmhor, 20 St Peter's Road, Duffus IV30 5QL



This detached three bedroom bungalow with a large garden is located in the village of Duffus, just a short distance from Hopeman and Elgin, and has a floored loft offering the potential for future conversion

**DETACHED BUNGALOW
THREE DOUBLE BEDROOMS
CONSERVATORY
FLOORED LOFT
GARAGE WITH ELECTRIC DOOR
LARGE GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING E
COUNCIL TAX BAND D
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£240,000**

E853

This detached three bedroom bungalow is located in the village of Duffus, close to Gordonstoun School and just a short distance from Hopeman and Elgin.

Benefiting from gas central heating and double glazing, the spacious accommodation comprises: Entrance vestibule, large living room, kitchen, utility area, separate dining room, sun room, three double bedrooms, a family bathroom and ample storage throughout. The floored loft offers potential for conversion, subject to the necessary planning consents.

With a private driveway and single garage to the front of the property, to the rear is a large enclosed garden with established fruit trees and vegetable patches.

We highly recommend a viewing to appreciate the potential of this family home.





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

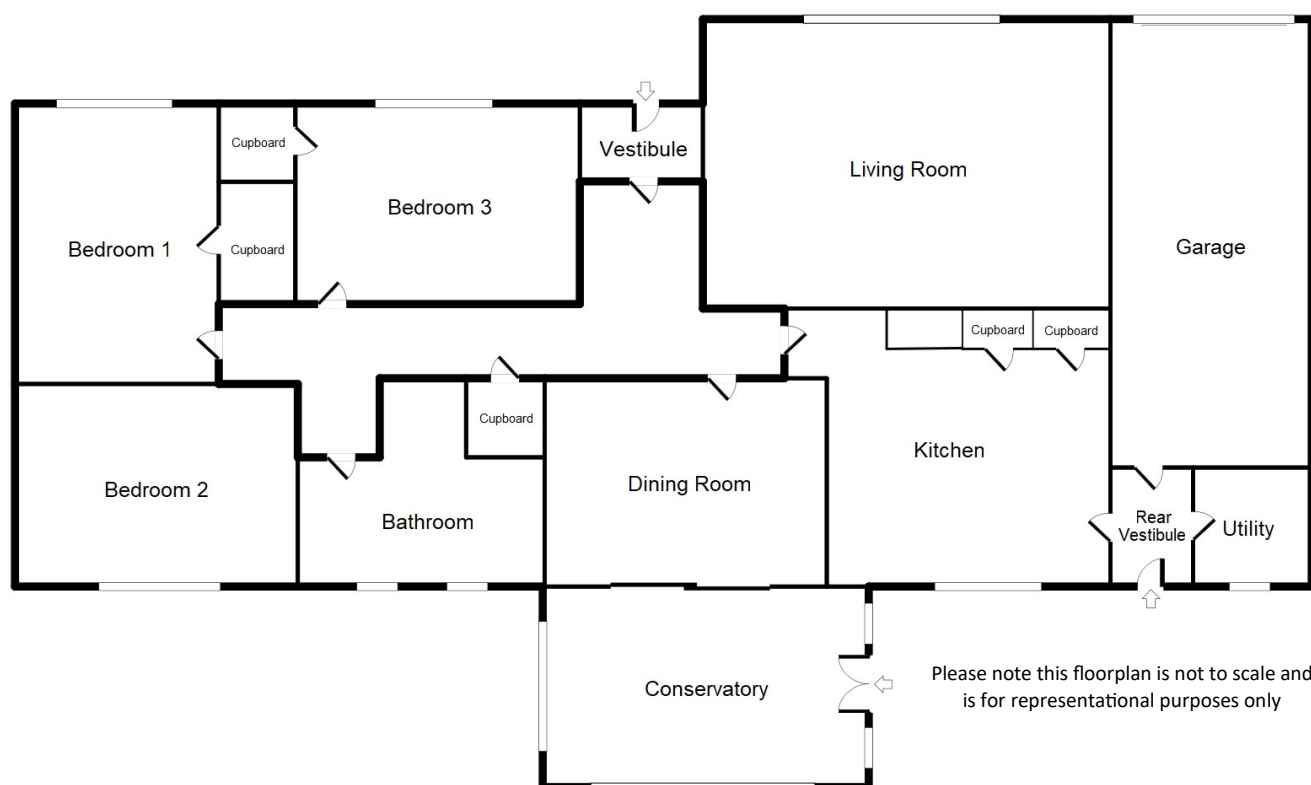








• Kitchen	3.75m x 3.49m	12'4" x 11'5"
• Utility	2.74m x 1.73m	9'0" x 5'8"
• Garage	5.43m x 3.06m	17'10" x 10'0"
• Lounge	5.19m x 4.14m	17'0" x 13'7"
• Dining Room	3.53m x 2.87m	11'7" x 9'5"
• Sun Lounge	4.01m x 3.29m	13'2" x 10'10"
• Bedroom 1	3.39m x 3.28m	11'1" x 10'9"
• Bedroom 2	4.57m x 2.79m	15'0" x 9'2"
• Bedroom 3	3.51m x 2.89m	11'6" x 9'6"
• Bathroom	2.75m x 1.82m	9'0" x 6'0"



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.