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REDUCED: £10,000 BELOW VALUATION



This recently built three bedroom detached bungalow is situated in the heart of Rothes, within easy reach of local amenities and attractions, and would make a lovely family home

**DETACHED BUNGALOW
THREE BEDROOMS
DRIVEWAY AND DETACHED GARAGE
SUITABLE FOR WHEELCHAIR ACCESS
SOLAR PANELS
UNDER FLOOR HEATING
DOUBLE GLAZING
EPC RATING B
COUNCIL TAX BAND C
VIEWING HIGHLY RECOMMENDED**

**Reduced
Price
£200,000**

E856

This recently built three bedroom detached bungalow is situated in the heart of Rothies, within easy access of local amenities and attractions including fishing on the River Spey, golf course, schools, shops and distilleries.

In immaculate condition, the accommodation comprises: Spacious open plan kitchen-living and dining room, separate utility room with ample storage, three double bedrooms, one with built-in wardrobe and en suite shower room, and a family bathroom which meets disability regulations.

With porcelain floor tiles throughout, the property benefits from underfloor heating from a gas-fired combi boiler and solar panels on the roof.

Outside the property a private driveway offers off-street parking and there is a detached garage. To the front and side of the property is a compact, low maintenance garden.

This would make a lovely family home or retirement property and we highly recommend a viewing.







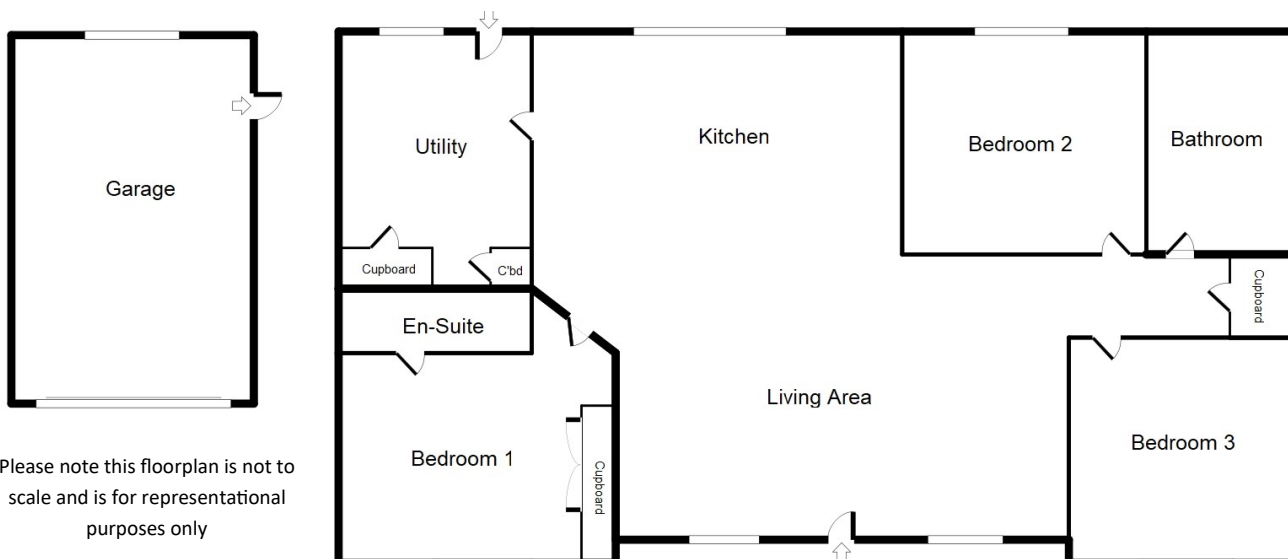






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Utility 2.98m x 2.30m 9'9" x 8'2"
- Kitchen/Living Room 6.51m x 6.44m 21'4" x 21'1"
- Bedroom 1 3.93m x 3.36m 12'11" x 11'0"
- En Suite 2.74m x 1.03m 9'0" x 3'5"
- Bedroom 2 2.98m, x 2.96m 9'9" x 9'9"
- Bathroom 2.97m x 1.99m 9'9" x 6'6"
- Bedroom 3 2.94m x 2.93m 9'8" x 9'7"
- Garage 4.69m x 4.06m 15'5" x 13'4"



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.