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Upper Hillockhead, Glass, Huntly AB54 4XS



This three bedroom detached country house in a rural setting enjoys views over open countryside to Ben Rinnes and would make a lovely family home

**DETACHED HOUSE
THREE BEDROOMS
EXTENSIVE GARDEN GROUNDS
LARGE TIMBER STORE
COUNTRYSIDE VIEWS
BIOMASS HEATING
DOUBLE GLAZING
EPC RATING F
COUNCIL TAX BAND A
VIEWING HIGHLY RECOMMENDED**

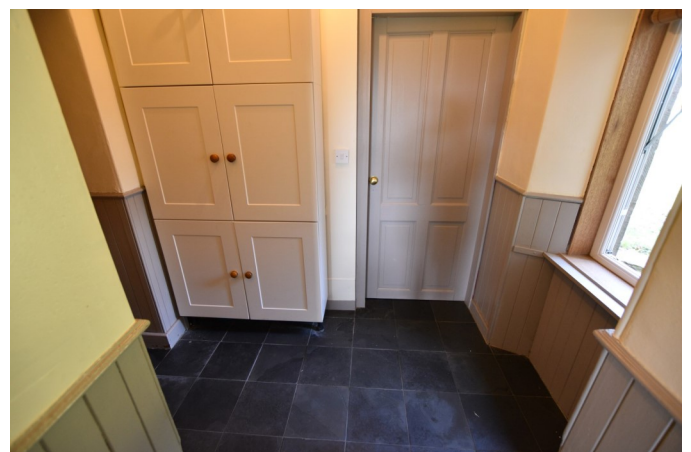
**Offers Around
£235,000**

E859

This idyllic three bedroom detached country house sits in approximately 1.12 acres of garden grounds in a peaceful rural location and enjoys views over open countryside to Ben Rinnes.

Offering the potential to extend, subject to the necessary planning consents, the accommodation is in walk-in condition and comprises: Entrance vestibule, country style kitchen with LPG range cooker and wood-burning stove, rear lobby with door to outside store housing the biomass boiler, bathroom, double bedroom with fireplace and a spacious living room with wood-burning stove. Upstairs are two further double bedrooms, a store room and a shower room.

With biomass central heating and double glazing, the property has ample outside space, a driveway, large timber-built wood store and small pond. This would make a lovely family home and we highly recommend a viewing.







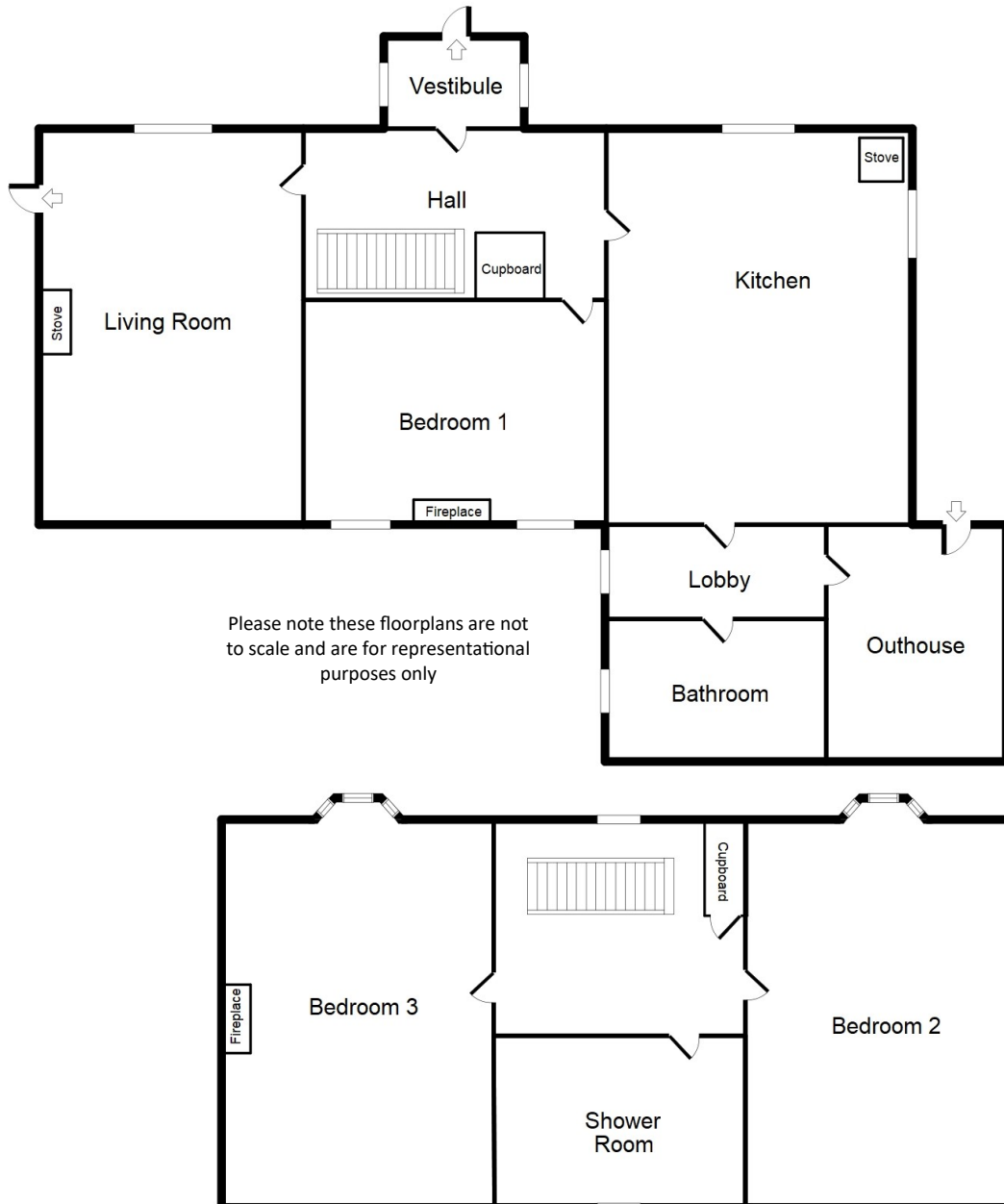






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Vestibule 1.60m x 1.25m 5'3" x 4'1"
- Kitchen 4.90m x 3.54m 16'1" x 11'7"
- Bathroom 2.17m x 1.62m 7'1" x 5'4"
- Rear Lobby 2.43m x 1.58m 8'0" x 5'2"
- Bedroom 3 4.16m x 2.74m 13'8" x 9'0"
- Lounge 4.90m x 3.50m 16'1" x 11'6"
- Bedroom 1 4.36m x 3.49m 14'4" x 11'6"
- Shower Room 4.06m x 1.16m 13'4" x 3'10"
- Bedroom 2 4.34m x 3.50m 14'3" x 11'6"



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.