

5 Thunderton Place, Elgin IV30 1BG

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8 Covesea Grove Elgin IV30 4PP



This detached four bedroom property with study, sun room and south-facing rear garden is in a quiet residential area and would make an ideal family home

**DETACHED HOUSE
FOUR DOUBLE BEDROOMS PLUS
STUDY
DRIVEWAY AND INTEGRAL
GARAGE
SOUTH FACING REAR GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND F
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£300,000**

E863

This four bedroom detached property is situated in a small residential development within walking distance of primary and secondary schools and Elgin town centre.

Benefiting from gas central heating and double glazing, the accommodation is in walk-in condition and comprises: Entrance hall, wc, living room with bay window, open plan kitchen dining area, separate utility room and family room/sun room with patio doors to the rear garden. Upstairs is the master bedroom with Juliet balcony and en suite shower room, three further double bedrooms (two with built-in wardrobes), a study and a family bathroom with separate shower cubicle.

With a driveway, integral garage, front garden and south-facing rear garden with spacious decked area, this property would be ideal for family living and we highly recommend a viewing.







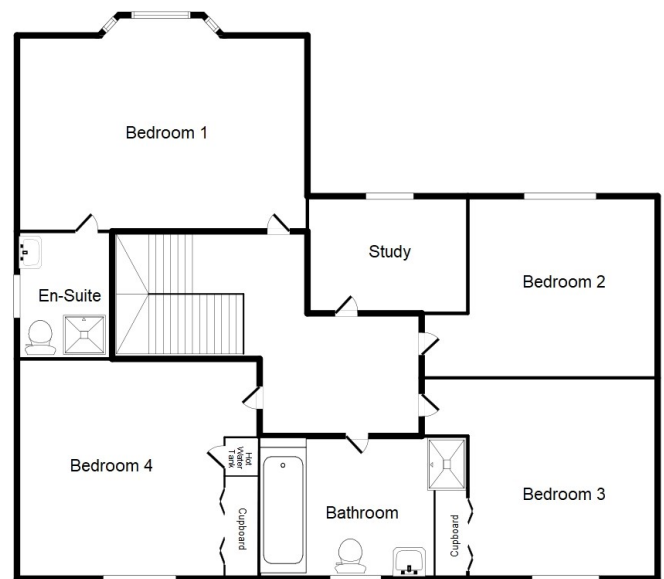
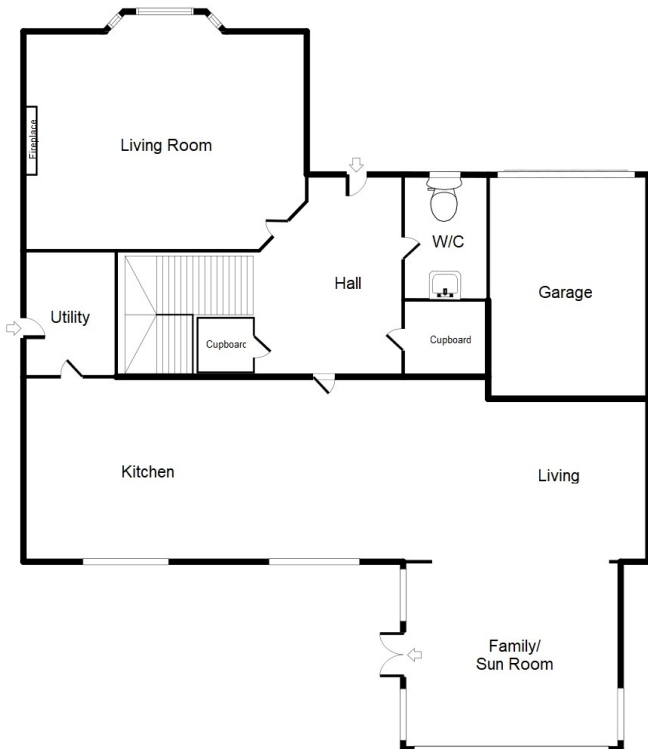






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

• Living Room	4.46m x 4.19m	14'8" x 13'9"
• Guest WC	1.74m x 0.84m	5'9" x 2'9"
• Dining Kitchen/Family Room	9.11m x 6.23m	29'11" x 20'5"
• Utility Room	1.85m x 1.65m	6'1" x 5'5"
• Master Bedroom	4.27m x 3.76m	14'0" x 12'4"
• En Suite	1.91m x 1.65m	6'3" x 5'5"
• Bedroom 2	3.10m x 3.07m	10'2" x 10'1"
• Family Bathroom	2.21m x 2.10m	7'3" x 6'11"
• Bedroom 3	3.18m x 2.63m	10'5" x 8'8"
• Bedroom 4	3.10m x 2.42m	10'2" x 7'11"
• Study	2.19m x 2.17m	7'2" x 7'1"



Please note these floorplans are not to scale and are 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.

