

# CLUNY ESTATE AGENTS

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## 41 Cawdor Avenue Elgin IV30 8AH



This modern detached three bedroom house is situated in a recently built residential development just a short distance from Elgin town centre and would make an ideal family home.

**MODERN DETACHED HOUSE  
THREE BEDROOMS  
DRIVEWAY AND INTEGRAL  
GARAGE  
ENCLOSED REAR GARDEN  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING C  
COUNCIL TAX BAND E  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£230,000**

**E865**

This modern detached three bedroom house is situated in a recently built residential area just a short distance from Elgin town centre and local amenities.

The accommodation is in walk-in condition and comprises: Entrance vestibule with internal access to the integral garage, spacious living room, open plan kitchen/diner with patio doors to the rear garden, and separate utility room leading to the WC. Upstairs are three double bedrooms, one with en suite shower room and a family bathroom.

Outside is a driveway, front garden and enclosed rear garden.

With gas central heating, double glazing and ample storage throughout, this would make an ideal family home and we highly recommend a viewing.







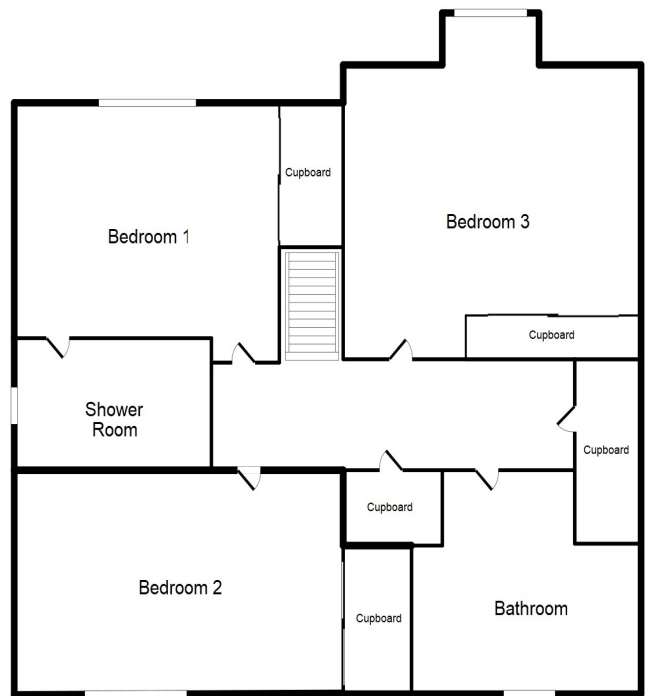
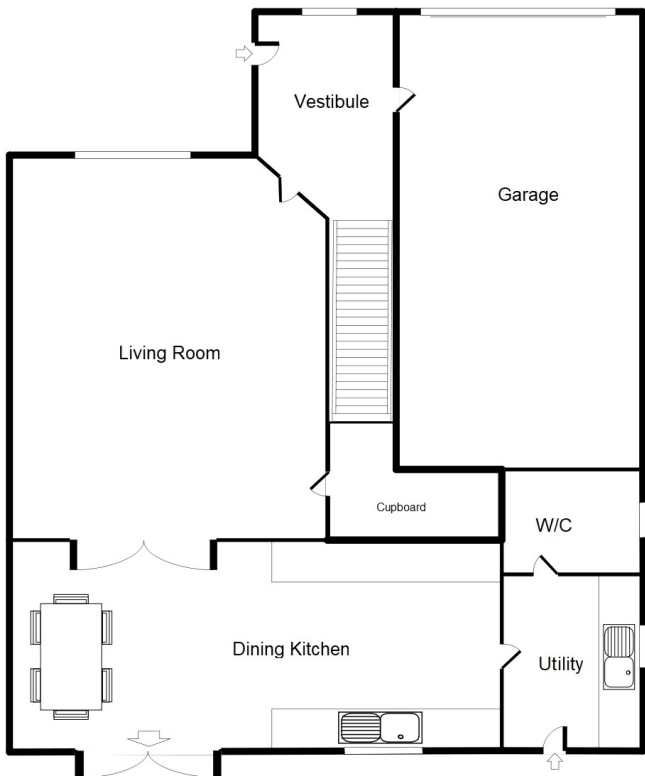






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

• Lounge	4.98m x 3.43m	16'4" x 11'3"
• Kitchen/Diner	5.70m x 2.68m	18'8" x 8'9"
• Utility	2.19m x 1.96m	7'2" x 6'5"
• WC	1.96m x 1.45m	6'5" x 4'9"
• Garage	5.99m x 3.00m	19'8" x 9'10"
• Bedroom 1	3.44m x 3.31m	11'3" x 10'10"
• En Suite	2.18m x 1.62m	7'2" x 5'4"
• Bedroom 2	4.42m x 2.57m	14'6" x 8'5"
• Bathroom	2.56m x 2.49m	8'5" x 8'2"
• Bedroom 3	4.91m x 3.02m	16'1" x 9'11"



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.

