

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

## 82 Beech Brae Elgin IV30 4NS



**This immaculately presented four bedroom detached house with double garage is situated in an established residential area, within easy reach of Elgin town centre and local amenities and would make an ideal family home**

**DETACHED HOUSE  
FOUR DOUBLE BEDROOMS  
FRONT AND REAR GARDENS  
SHARED DRIVEWAY  
DOUBLE GARAGE  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING C  
COUNCIL TAX BAND G  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£340,000**

**E868**

This immaculately presented four bedroom detached house is situated in an established residential area, close to primary and secondary schools and within easy reach of Elgin town centre and local amenities.

Benefiting from gas central heating and double glazing, the accommodation is in walk-in condition and comprises: Entrance vestibule, hallway, wc, living room with wood-burning stove and double doors to the kitchen/diner, bright and modern kitchen/diner with patio doors to the rear garden, and a separate utility room with internal access to the garage and a door to the garden. Upstairs is the main bedroom with en suite bathroom, three further double bedrooms and a family bathroom with under floor heating.

Outside a driveway leads to the double attached garage, and there are good sized garden grounds to the front, side and rear of the property, including two paved seating areas.

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**







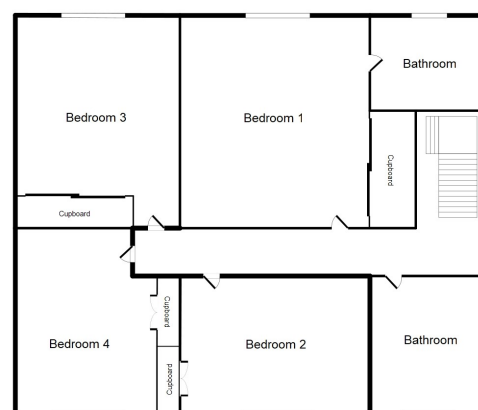
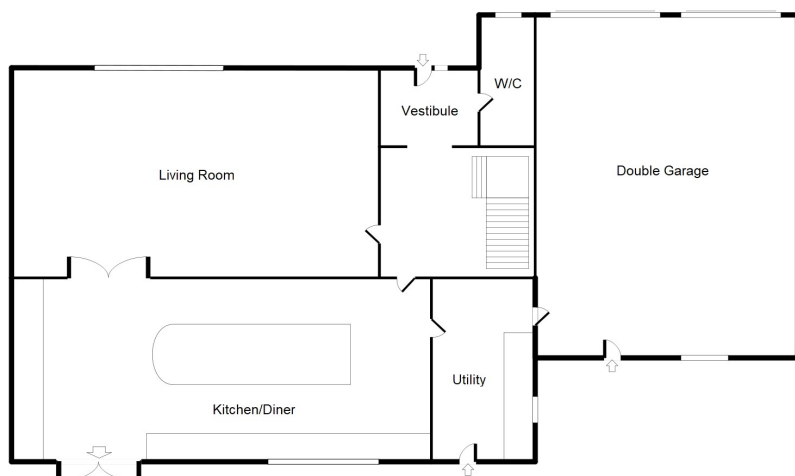








- Kitchen/Diner 7.72m x 3.80m 25'4" x 12'6"
- Utility 3.78m x 1.77m 12'5" x 5'10"
- Garage 7.20m x 5.98m 23'8" x 19'7"
- Lounge 6.51m x 4.48m 21'4" x 14'9"
- WC 2.30m x 1.22m 7'7" x 4'0"
- Vestibule 1.58m x 1.51m 5'2" x 4'11"
- Bathroom 2.65m x 2.27m 8'8" x 7'6"
- Bedroom 1 4.51m x 3.60m 14'10" x 11'10"
- En Suite 2.16m x 1.67m 7'1" x 5'6"
- Bedroom 2 3.49m x 2.68m 11'5" x 8'9"
- Bedroom 3 3.81m x 3.62m 12'6" x 11'10"
- Bedroom 4 3.78m x 2.92m 12'5" x 9'7"



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.