

5 Thunderton Place, Elgin IV30 1BG



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1 Wester Gauldwell Cottages, Craigellachie, Aberlour AB38 9QX

REDUCED: £10,000 BELOW HOME REPORT VALUATION



This immaculate detached four bedroom house in a semi-rural location has a detached garage and large rear garden and would make an ideal family home

DETACHED HOUSE
FOUR BEDROOMS
DRIVEWAY
SINGLE GARAGE
ENCLOSED GARDEN WITH SHED
AND GREENHOUSE
OIL-FIRED CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND D
VIEWING HIGHLY RECOMMENDED

Offers Around
£265,000

E875

This immaculate detached four bedroom house is situated in a semi-rural location just outside Craigellachie.

In walk-in condition, the accommodation comprises: Entrance vestibule, modern kitchen with space for dining, utility room, lounge, two double bedrooms and bathroom. Upstairs are two further double bedrooms and an en suite shower room.

With a driveway offering ample off-street parking and a detached single garage, there is a large enclosed garden to the rear with a timber shed and greenhouse.

Benefiting from oil-fired 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**

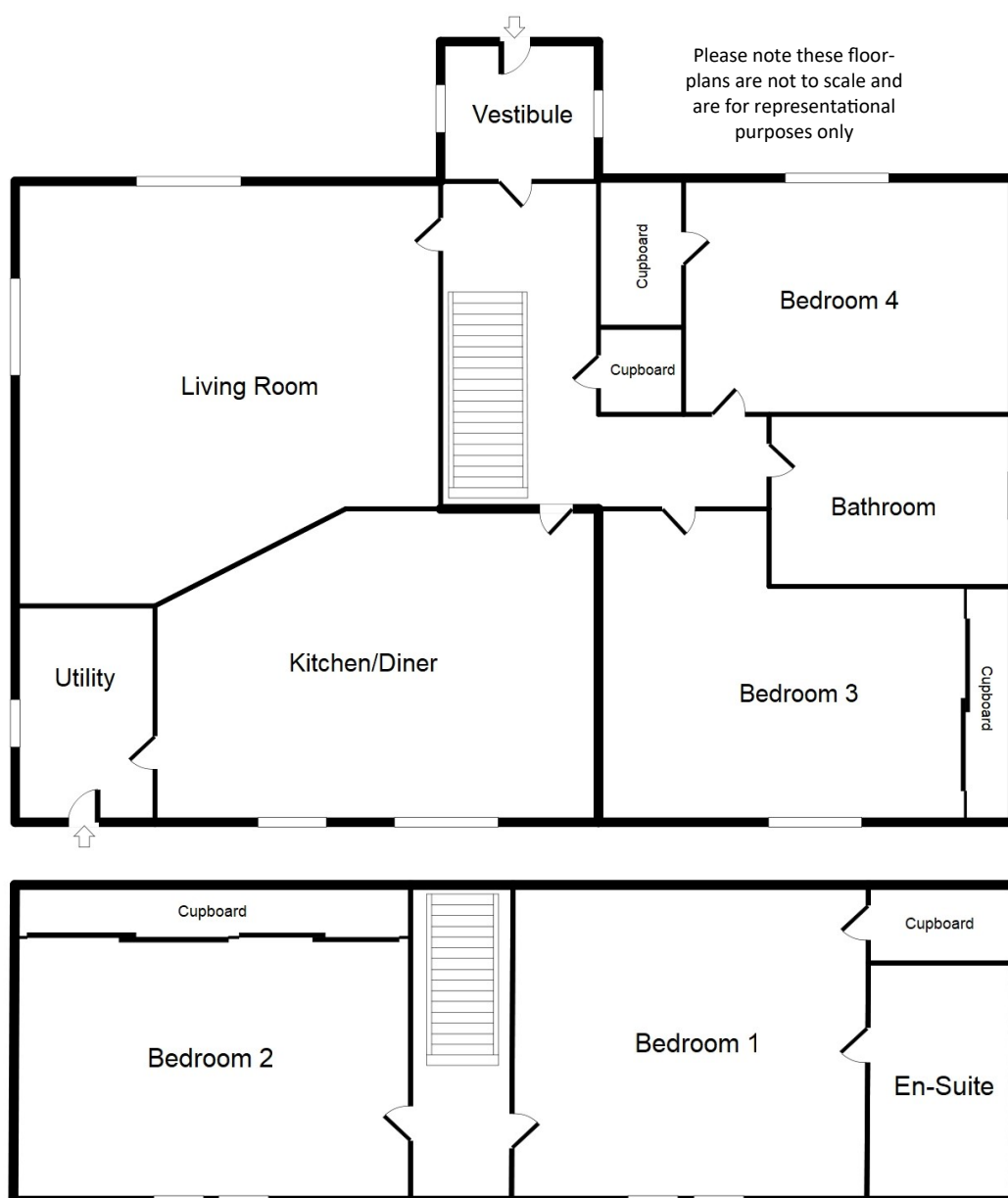








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|-------------|---------------|----------------|
| • Vestibule | 1.75m x 1.69m | 5'9" x 5'6" |
| • Kitchen | 4.06m x 3.52m | 13'4" x 11'6" |
| • Utility | 2.39m x 2.25m | 7'10" x 7'5" |
| • Lounge | 4.67m x 3.67m | 15'4" x 12'0" |
| • Bedroom 1 | 2.96m x 2.89m | 9'9" x 9'6" |
| • Bathroom | 2.39m x 1.58m | 7'10" x 5'2" |
| • Bedroom 2 | 3.50m x 2.38m | 11'6" x 7'10" |
| • Bedroom 3 | 3.96m x 3.08m | 13'0" x 10'1"A |
| • En Suite | 2.79m x 1.63m | 9'2" x 5'4" |
| • Bedroom 4 | 3.67m x 3.04m | 12'0" x 10'0" |



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.