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## 31 Bain Road Elgin IV30 6GD



This immaculate detached three bedroom house on a spacious corner plot is situated in an established residential area of New Elgin and would make an ideal family home.

**DETACHED HOUSE  
THREE DOUBLE BEDROOMS  
LARGE DRIVEWAY  
INTEGRAL GARAGE/STORE  
FRONT, SIDE AND REAR  
GARDENS  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING C  
COUNCIL TAX BAND D  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£210,000**

E910

This immaculate three bedroom detached house is located on a spacious corner plot in an established residential area of New Elgin.

In walk-in condition, the accommodation comprises: Entrance hallway, modern kitchen, utility room, wc and open plan living/dining room with patio doors to the rear garden. Upstairs are three double bedrooms, all with built-in wardrobes, and a family bathroom. There is gas central heating and double glazing throughout.

Outside is a driveway with ample parking and large garden grounds to the front, side and rear of the property. The integral garage has been partitioned off to form a store to the rear.

This would make an ideal family home and we highly recommend a viewing.







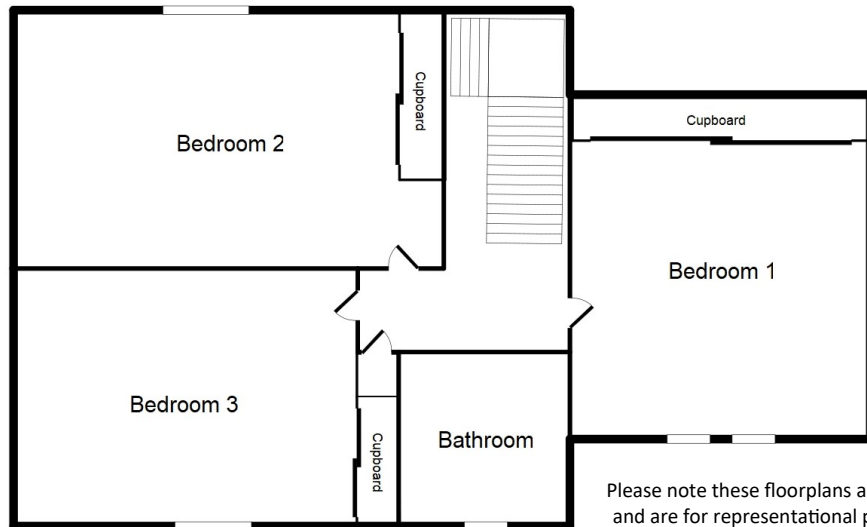
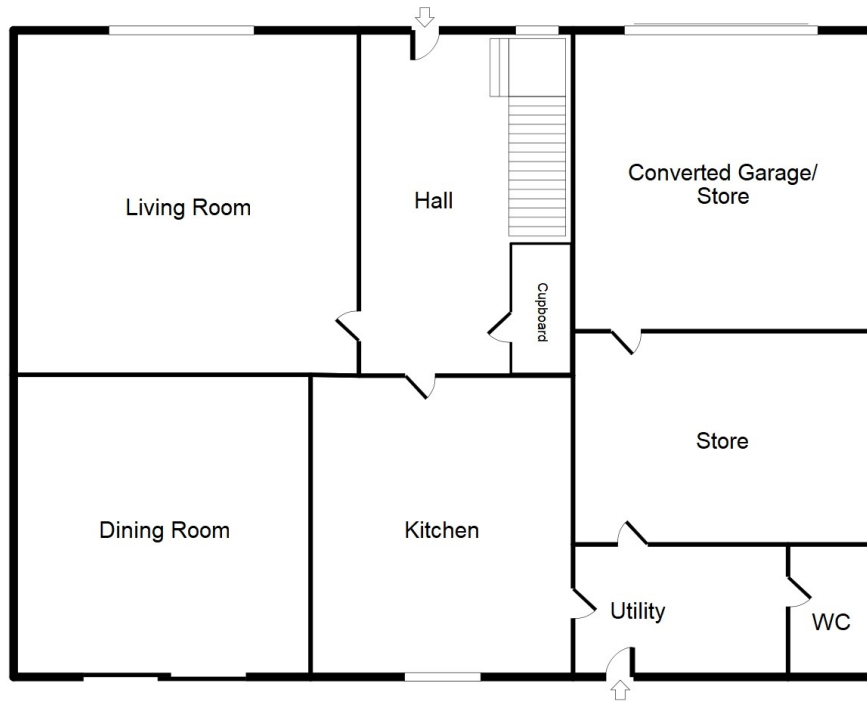
**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**







- Kitchen 3.17m x 2.89m
- Utility 2.62m x 1.62m
- WC 1.67m x 0.87m
- Lounge 3.47m x 3.45m
- Dining Room 3.19m x 2.96m
- Bedroom 1 4.12m x 3.60m
- Bedroom 2 4.43m x 3.12m
- Bathroom 2.49m x 2.06m
- Bedroom 3 3.53m x 3.02m
- Store 3.59m x 2.81m
- Garage 3.61m x 3.07m



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.