

CLUNY ESTATE AGENTS

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Angels Rest, Clochan, Buckie AB56 5HT



This immaculate four bedroom detached house is situated in beautiful garden grounds with spectacular views over open countryside and would make an ideal family home.

**DETACHED HOUSE
FOUR BEDROOMS, THREE EN
SUITE
BEAUTIFUL GARDEN GROUNDS
COUNTRYSIDE VIEWS
OIL-FIRED CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND F
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£430,000**

E927

This immaculate four bedroom detached house is situated in the semi-rural location of Clochan, enjoying spectacular views over the surrounding countryside.

In walk-in condition, the accommodation comprises: Entrance vestibule, large open hallway with feature staircase, modern open plan kitchen/living area with patio doors to the garden, separate dining room, utility room, large living room with stove, second family/games room and wc. The staircase leads to both sides of an open landing giving access to four double bedrooms, all with built-in wardrobes, three with en suite shower rooms, and a family bathroom. Outside, a gravelled driveway offers ample off-street parking and the property is surrounded by beautiful garden grounds.

With ample storage throughout, the property benefits from oil-fired central heating and double glazing.

We highly recommend a viewing to fully appreciate this stunning family home.







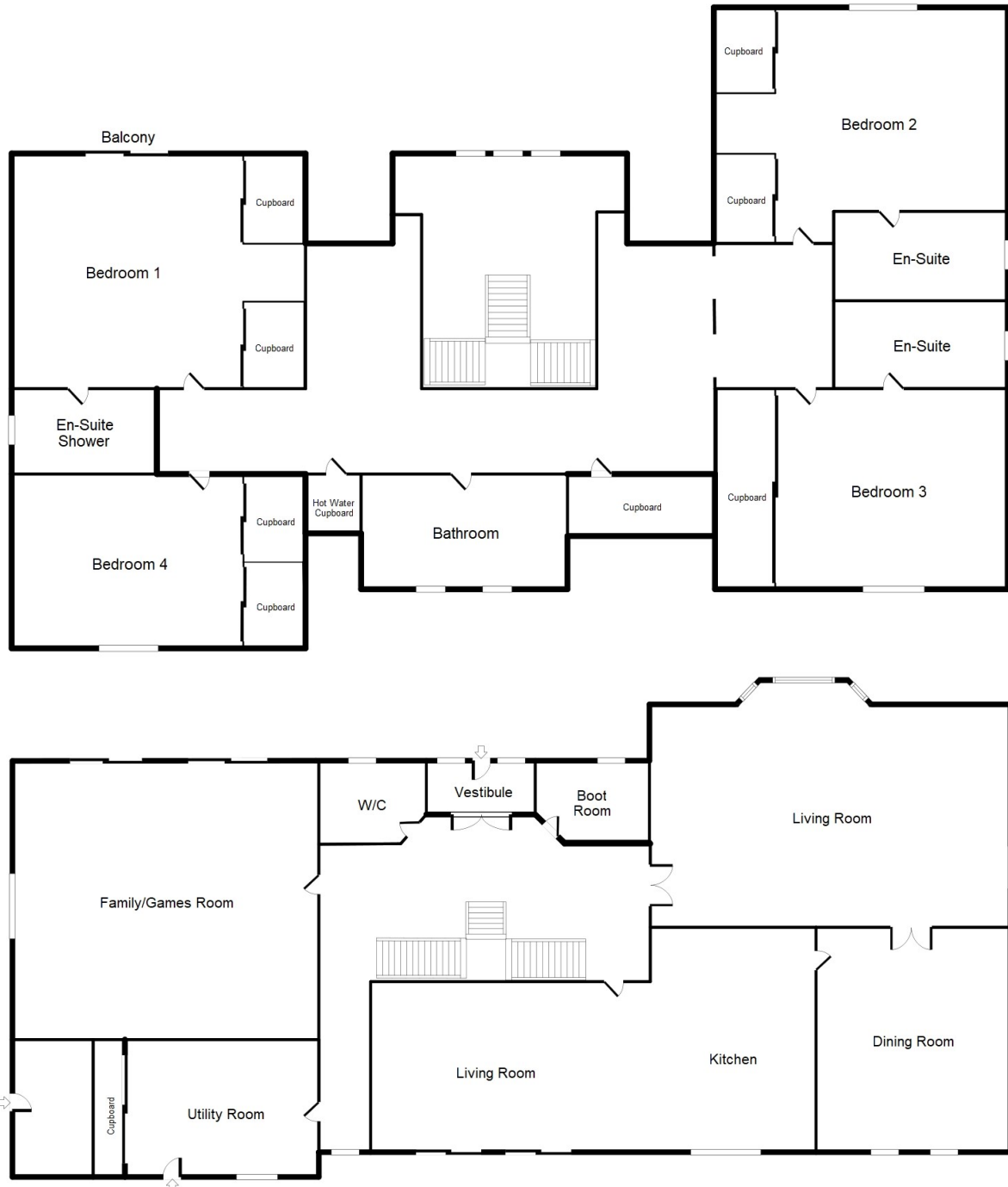






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen/Living 8.02m x 3.49m
- Lounge 6.59m x 5.01m
- Dining 4.49m x 3.38m
- Study 1.91m x 1.81m
- WC 1.91m x 1.81m
- Living Room 6.58m x 6.50m
- Utility 3.47m x 2.41m
- Vestibule 2.08m x 1.21m
- Bedroom 1 4.42m x 3.42m
- En Suite 2.26m x 1.43m
- Bedroom 4 3.48m x 2.98m
- Bathroom 3.41m x 2.15m
- Bedroom 3 3.43m x 2.78m
- En Suite 2.27m x 1.40m
- Bedroom 2 3.75m x 3.42m
- En Suite 2.27m x 1.41m



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.