

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

3 Greenfield Circle Elgin IV30 5NF



This modern four bedroom detached house with integral garage is situated within easy reach of Elgin town centre and local amenities and would make an ideal family home.

**DETACHED HOUSE
FOUR BEDROOMS
EN SUITE AND JACK & JILL EN SUITE
FRONT AND REAR GARDENS
GARAGE AND DRIVEWAY
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING B
COUNCIL TAX BAND E
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£285,000**

E931

This modern four bedroom detached house is situated in a recently built residential development within easy reach of Elgin town centre and local amenities.

In immaculate condition, the accommodation comprises: Entrance hallway, open plan kitchen/diner with patio doors to the rear garden, double doors through to the living room, downstairs wc, large storage cupboard and internal access to the single garage. Upstairs are four double bedrooms, one with en suite and two with built-in wardrobes, a Jack and Jill en suite and a family bathroom. With ample storage throughout, the property benefits from gas central heating and double glazing. Outside is a loc-bloc driveway leading to the integral garage, a front garden and good sized rear garden.

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









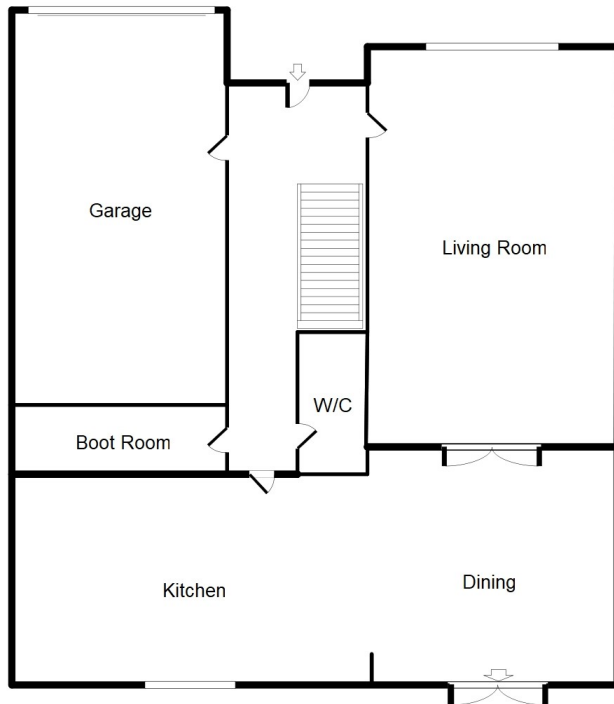




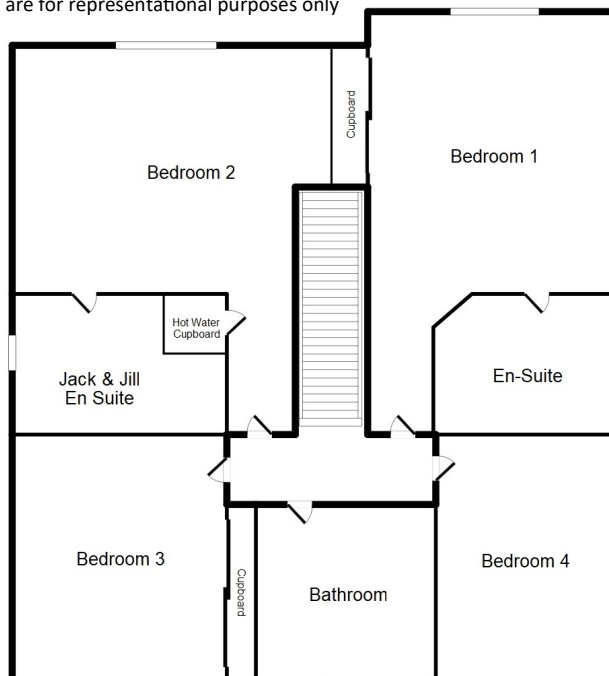
**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 4.89m x 2.72m
- Dining Room 3.52m x 3.39m
- Lounge 5.50m x 3.42m
- WC 2.15m x 1.06m
- Cloakroom 2.24m x 1.08m
- Garage 4.99m x 2.49m
- Bedroom 1 5.59m x 3.43m

- En Suite 2.30m x 1.51m
- Bedroom 2 4.14m x 3.04m
- Jack & Jill 2.49m x 1.65m
- Bedroom 3 4.00m x 2.49m
- Bathroom 2.69m x 2.28m
- Bedroom 4 3.47m x 2.31m



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.