

# CLUNY ESTATE AGENTS

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## 22 Birch Avenue Elgin IV30 5NE



This immaculate four bedroom detached house with driveway, integral garage and front and rear gardens, is situated in an established residential area and would make an ideal family home

DETACHED HOUSE  
FOUR DOUBLE BEDROOMS  
DRIVEWAY AND GARAGE  
FRONT AND REAR GARDENS  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING B  
COUNCIL TAX BAND E  
VIEWING HIGHLY RECOMMENDED  
FREEHOLD

Offers Over  
£295,000

E947

This immaculate four bedroom detached house is situated in an established residential area, within easy reach of Elgin town centre and local amenities.

In walk-in condition, the accommodation comprises: Entrance hall, internal access to the integral garage with utility area, modern open plan kitchen/diner with patio doors to the rear garden, good sized living room and cloakroom/wc. Upstairs are four double bedrooms, three with built-in wardrobes, an en suite and a family bathroom. The property benefits from gas central heating and double glazing.

Outside is a paved driveway, front garden and enclosed south-facing rear garden with Indian sandstone pathway and patio area. There is the potential to add a sun-room, subject to the necessary planning consents.

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









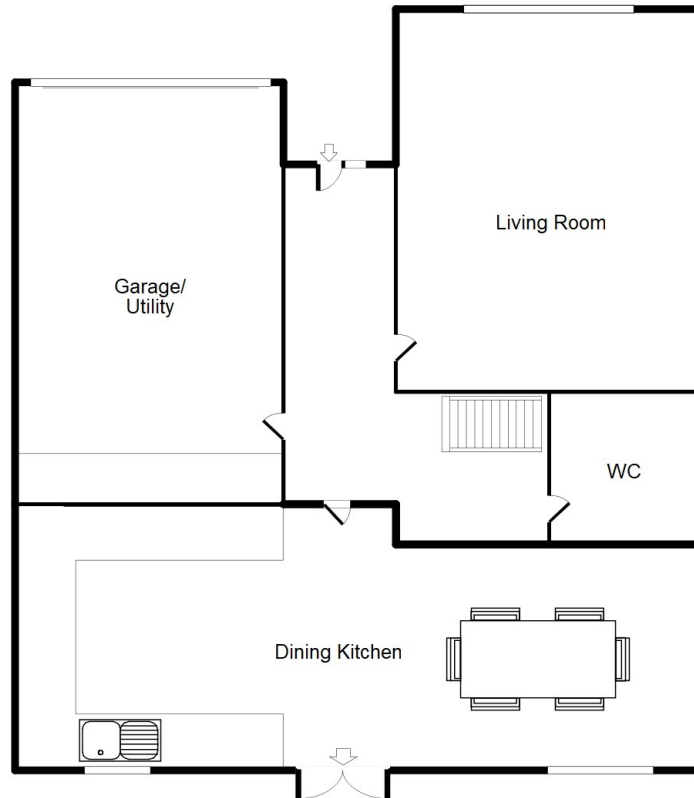




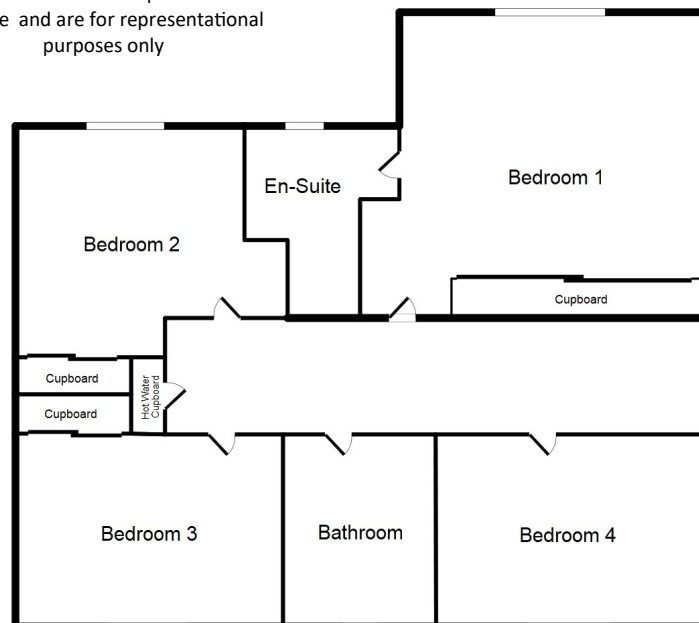
**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen/Diner 8.26m x 3.14m
- Lounge 5.27m x 3.87m
- WC 2.73m x 1.78m
- Garage 5.77m x 2.41m
- Bedroom 4 3.19m x 2.60m

- Bathroom 3.18m x 2.08m
- Bedroom 3 3.41m x 3.18m
- Bedroom 2 3.81m x 3.39m
- Bedroom 1 5.29m x 4.56m
- En Suite 2.18m x 1.67m



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.