

CLUNY ESTATE AGENTS

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15 Thornhill Drive, Elgin IV30 6GS



This five bedroom detached house with integral garage is situated in an established residential area within easy reach of local amenities and would make an ideal family home.

**DETACHED HOUSE
FIVE BEDROOMS, TWO EN SUITE
GARDEN WITH GREENHOUSE
AND COVERED ENTERTAINING
AREA
DRIVEWAY AND INTEGRAL
SINGLE GARAGE
EPC RATING C
COUNCIL TAX BAND E
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£280,000**

E961

This five bedroom detached house is situated in an established residential area of New Elgin, just a short distance from all local amenities.

In walk-in condition, the accommodation comprises: Entrance hall, open plan kitchen diner with patio doors to the rear garden, separate utility room with garden access, large living room, WC, stairs leading to landing, four double bedrooms, two en suite shower rooms, a single bedroom/study and a family bathroom. The property benefits from gas central heating, double glazing and ample storage throughout.

With a front garden, driveway and integral single garage, to the rear is a large enclosed garden housing a timber-built covered seating and entertaining area with firepit.

This property is an ideal family home and we highly recommend a viewing.







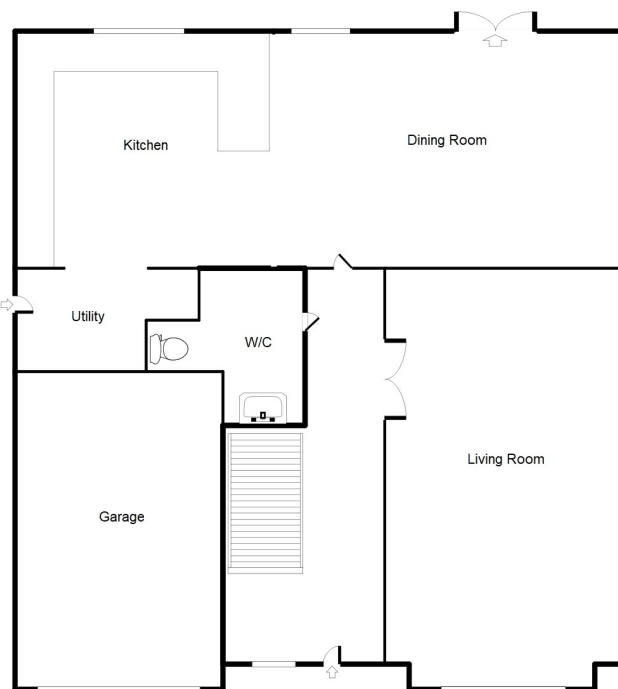






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen/Diner 8.22m x 3.21m
- Utility 2.38m x 1.73m
- Lounge 6.39m x 3.37m
- WC 2.16m x 1.88m
- Bedroom 1 4.17m x 3.25m
- En Suite 2.14m x 1.69m
- Bedroom 2 2.78m x 3.22m
- En Suite 2.15m x 1.67m
- Bathroom 2.13m x 2.06m
- Bedroom 3 3.57m x 2.57m
- Bedroom 4 4.95m x 2.40m
- Bedroom 5/Study 2.19m x 2.10m



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.

