

5 Thunderton Place, Elgin IV30 1BG



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## Fairway, South Road, Garmouth IV32 7LX



This three bedroom detached bungalow with garage is situated in large garden grounds in the village of Garmouth, close to Spey Bay and just a short drive from the Speyside town of Fochabers.

**DETACHED BUNGALOW  
THREE DOUBLE BEDROOMS  
DRIVEWAY AND SINGLE GARAGE  
FRONT AND REAR GARDENS  
WITH GREENHOUSE AND  
TIMBER SHED  
OIL CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING D  
COUNCIL TAX BAND E  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£240,000**

**E965**

This three bedroom detached bungalow with single garage is situated in the picturesque village of Garmouth, just a short distance from Spey Bay, with local amenities close by in the town of Fochabers.

In need of some modernisation, the accommodation comprises: Entrance vestibule, hallway, large kitchen with archway to dining area, good sized living room with fireplace (not currently in use), three double bedrooms, shower room, rear vestibule with access to the utility/boiler room and single garage. There is a partially floored loft accessed by a ladder.

A driveway leads to a single garage, and there are large garden grounds surrounding the property.

Benefiting from oil-fired central heating and double glazing, this would make an ideal family home or retirement property and we highly recommend a viewing.





















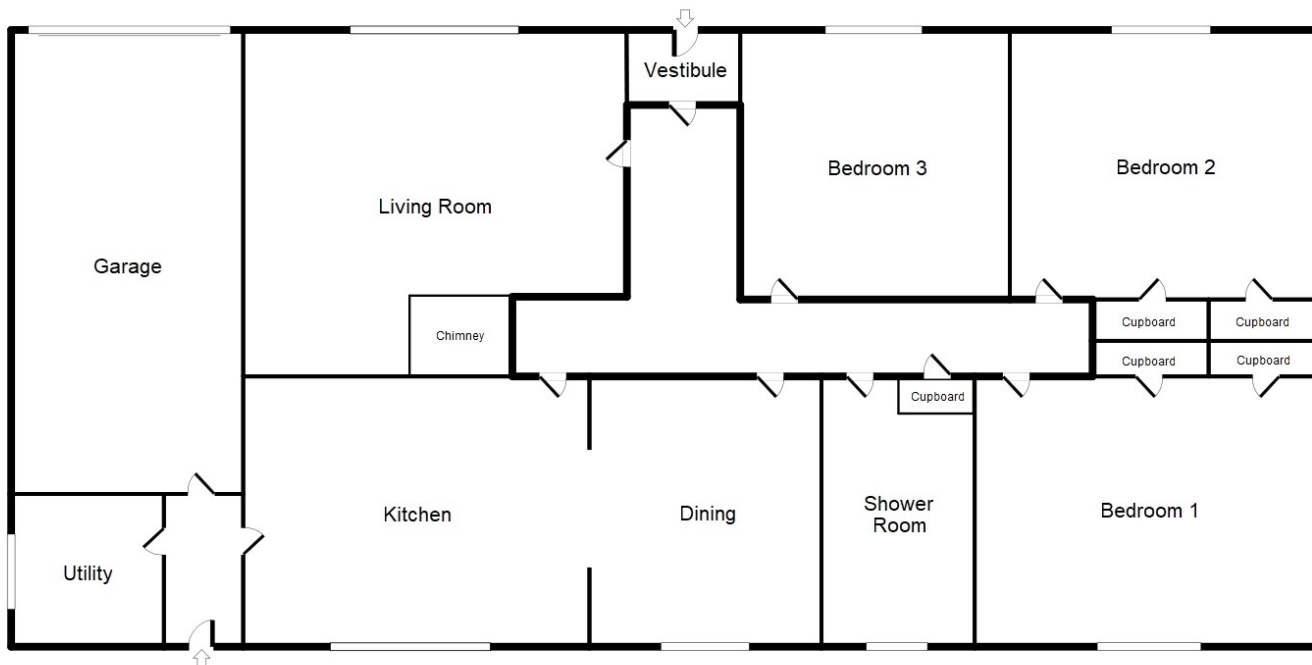


**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- Vestibule 1.33m x 1.02m
- Lounge 6.01m x 4.77m
- Kitchen 4.14m x 3.71m
- Diner 3.26m x 2.99m
- Shower Room 3.27m x 1.98m

- Bedroom 1 3.89m x 3.13m
- Bedroom 2 3.88m x 3.21m
- Bedroom 3 3.98m x 3.26m
- Boiler/Utility 2.49m x 1.75m
- Garage 5.69m x 2.73m



Please note this floorplan is not to scale and is 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.