

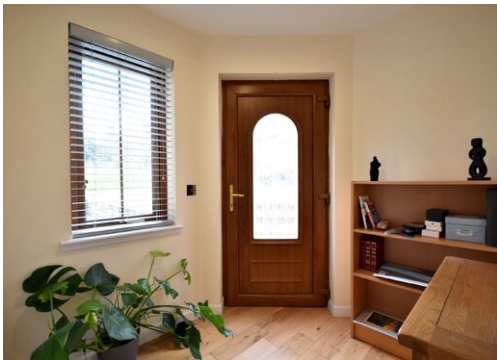
Eildon House  
Mosstowie  
Elgin  
Morayshire  
IV30 8XE



### Offers Over £390,000

Benefiting from a semi-rural location with countryside views is this 4 Bedroom Detached Bungalow. The property sits within a very generous sized plot and is well located for Elgin which is just a short drive away.

The property features a substantially sized floored loft space that offers great potential for extension (subject to planning consents and permissions required)



## Features

- 4 Bedroom Detached Bungalow
- Countryside Views
- Close proximity to Elgin
- En-Suite to Master Bedroom
- Substantially sized floored loft space
- Generous Sized Plot
- uPVC Wood effect Double Glazing
- Oil Central Heating

**Benefiting from a semi-rural location with countryside views is this 4 Bedroom Detached Bungalow. The property sits within a generous sized plot and is well located for Elgin which is just a short drive away.**

**Accommodation an Entrance Vestibule, Hallway, Lounge with a ‘twin view’ stove, a spacious Kitchen / Diner / Family Room, a side Entrance Vestibule, Utility Room and W.C Cloakroom. Accommodation continues with a Master Bedroom featuring a modern fitted En-Suite Shower Room, 3 further Bedrooms and a Bathroom.**

Entrance to the property is via uPVC wood effect door with double glazed window leading to:

Entrance Vestibule – 6’3” (1.89) max x 7’11” (2.40)

- Recessed ceiling light
- Double glazed window
- Single radiator
- Oak flooring

Hallway

- An ‘L’ shaped hallway comprising recessed ceiling lighting with a ‘sun tube’ allowing natural light
- 2 single radiators
- Built-in cupboard for coats and shoes
- Built-in double shelved storage cupboard
- Oak flooring

Lounge – 20’6” (6.25) reducing to 16’10” (5.13) x 16’11” (5.16)

- A twin aspect room offering countryside views
- Double glazed windows and door to the rear and 3 double glazed windows to the side
- Double radiator

A 'twin view' stove which can be viewed from both the lounge and kitchen  
Fitted carpet

Kitchen / Diner / Family Room – 24'3" (7.39) max x 23'4" (7.11) reducing to 16'8" (5.08)

A spacious open plan designed kitchen, dining and living space

Recessed ceiling lighting

The kitchen area comprises a double glazed window to the rear offering countryside views

A range of wall mounted cupboards with under-unit lighting and fitted base units with granite worksurfaces and kickboard lighting

1 ½ style sink with mixer tap and overhead down lighting

Integrated electric induction hob with overhead extractor hood

2 integrated Smeg electric ovens both with warming draws

Integrated dishwasher

Space to accommodate an American style fridge/freezer (to remain)

The room continues with a dining area with double glazed window to the front and space to accommodate a good sized table

The family area features the 'twin view' stove with ample space for a sofa and T.V etc

Vinyl flooring is throughout this room

A door leads to the Side Entrance Vestibule which in turn gives access to the Utility Room and W.C Cloakroom

Side Entrance Vestibule

Recessed ceiling light

Vinyl flooring

A uPVC door leads out to the Gardens and Driveway areas

Utility Room – 13' max (3.96) x 5'10" (1.77) max

Recessed ceiling lighting

Double glazed window to the side and rear

Single radiator

Fitted base unit with single sink, drainer unit and mixer tap

Space to accommodate a washing machine and tumble dryer

Vinyl flooring

W.C Cloakroom – 5'10" (1.77) max x 5'1" (1.54) max

Recessed ceiling light

Double glazed frosted window to the front

Single radiator

Circular wash basin with circular glass waterfall design tap

Press flush W.C

Vinyl flooring

Master Bedroom with En-Suite Shower Room – 13'1 (3.98) max x 12'3" (3.73) max and plus wardrobe space

Ceiling light fitting and 2 bedside lights

2 double glazed windows to the side

Double radiator

Built-in triple wardrobe with sliding doors

Fitted carpet

En-Suite Shower Room – 8'8" (2.64) max x 6'4" (1.92)

A newly fitted suite comprising led recessed ceiling lighting

Double glazed frosted window to the side

Heated towel rail

A walk-in design shower with mains 'rain' shower and separate hand shower fitted, recessed shelf with lighting

Vanity unit with a recessed wash basin and fitted mirror with integral lighting, bluetooth, shaver point, clock and temperature display

Press flush W.C

Tiled walls and tile effect flooring

Bedroom Two – 12'5" (3.78) x 10'3" (3.12) plus door recess

Pendant light fitting

2 double glazed windows to the side

Double radiator

Fitted carpet

Bedroom Three – 11'8" (3.55) plus wardrobe space x 9'6" (2.89)

Ceiling light fitting

2 double glazed windows to the side

A high-level window allows additional natural light to reach the hallway

Single radiator

Built-in double mirrored wardrobe

Fitted carpet

Bedroom Four – 10'7" (3.22) x 6'6" (1.97)

Ceiling light fitting

Double glazed windows to the side

Loft access hatch fitted with ladder leads to a substantially sized floored loft space

Single radiator

Fitted carpet

Bathroom – 12'11" (3.94) max into door recess area x 8'3" (2.51) max

Recessed ceiling lighting

Double glazed frosted window to the side

A tall heated chrome style towel rail

Quadrant shower cubicle with electric Mira shower within (available by separate negotiation is a new glass double shower cubicle)

Jacuzzi style bath with water fall design mixer tap and shower fitting

Floating design wash basin with fitted mirror with integral lighting

Press flush W.C

Vinyl flooring

Loft Space

The property benefits from a substantially sized an floored loft space, this is fitted with a loft ladder, lighting and a double glazed window to the front. This space offers great potential for extending the current accommodation (subject to planning consents required)

### Gardens

With countryside views on offer the property benefits from a generous sized plot with good sized lawned garden areas to both the rear and side of the property

### Driveway

A spacious driveway which can accommodate parking for several vehicles including trailers, caravans, motorhomes etc. The driveway offers plenty of space to build a double or triple sized garage.

### Note 1

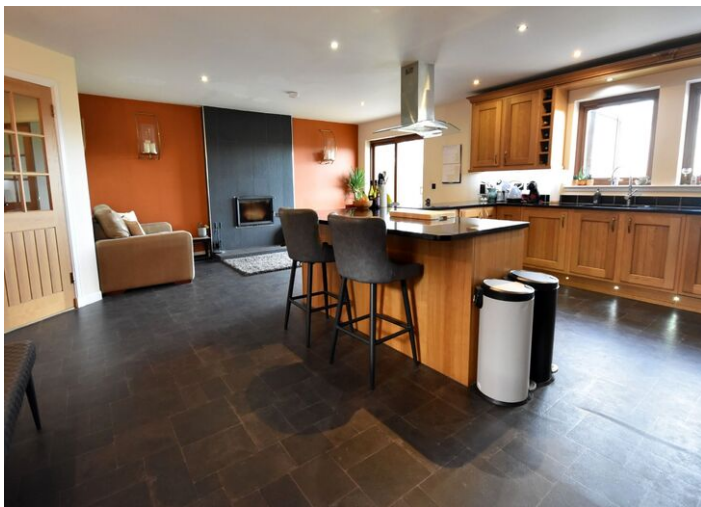
All light fittings, curtains & fitted blinds & floor coverings are to remain.

A new glass double shower cubicle for the main bathroom is available by separate negotiation

# Floorplan

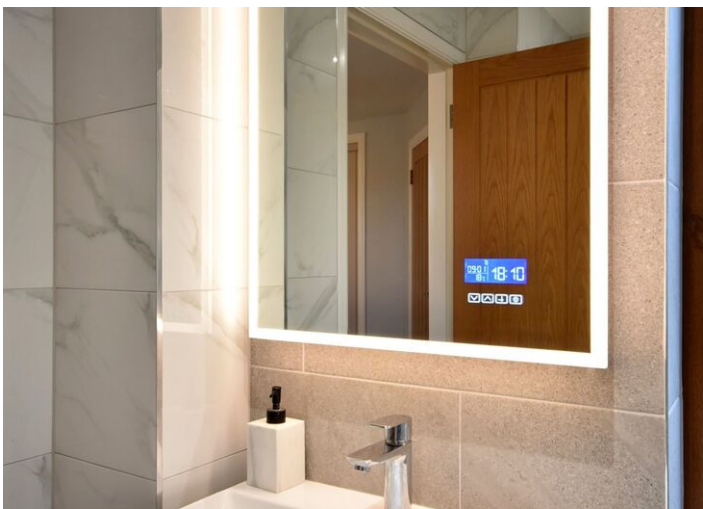


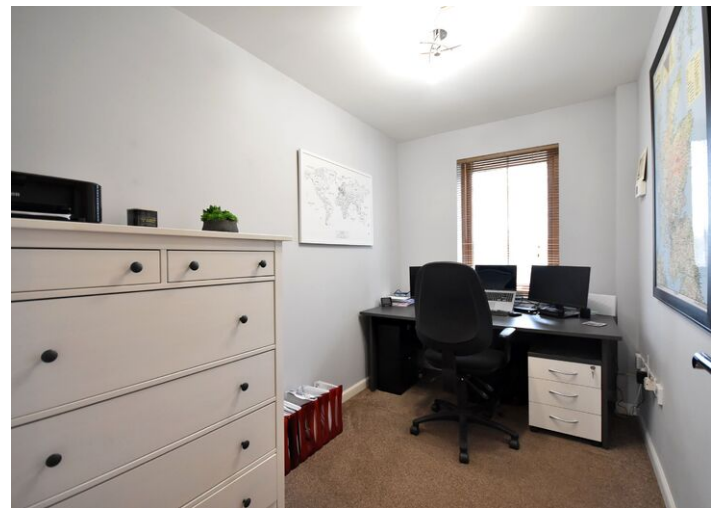
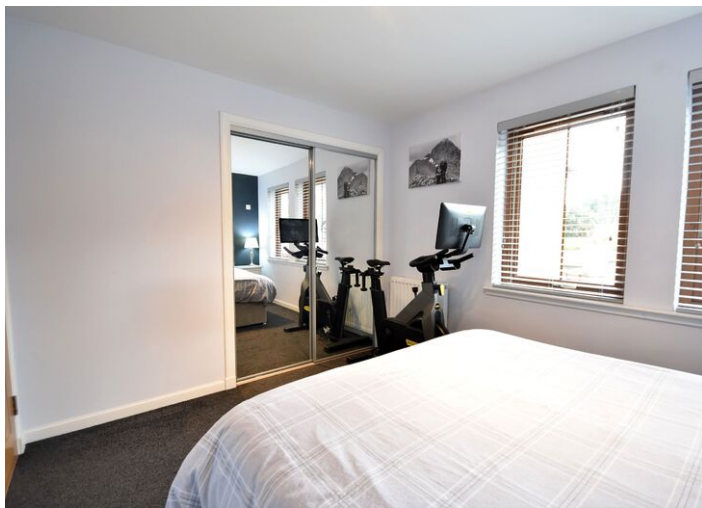
Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.















## Energy Performance Rate

## Council Tax Band

Currently F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			95
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

**Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.