

Sunnyside, Mosstowie

Elgin,

IV30 8XE



Fixed Price £464,950

Located in a semi-rural position and set within a generous sized plot is this 6/7 Bedroom Detached House. The property is located within close driving proximity to Elgin town centre.

Features

6 Bedroom Detached Family Home

Set within a generous sized plot

Solar PV Panels

Detached Garage with Office and 2 Timber Clad Shipping Containers

Oil Central Heating with under-floor heating to the ground floor

Double Glazing



Located in a semi-rural position and set within a generous sized plot is this 6/7 Bedroom Detached House. The property is located within close driving proximity to Elgin town centre.

Ground Floor Accommodation comprises a Hallway with feature staircase, Office, an Open Plan design Lounge / Kitchen and Dining area with stove, a side Entrance Hallway with Utility Room and a Ground Floor Shower Room. The accommodation continues with a Master Bedroom with En-Suite, and a further Double Bedroom.

First Floor comprises a Landing with vaulted ceiling, 4 further Bedrooms, 2 Walk-in Wardrobes and a Family sized Bathroom.

Spacious Hallway: 17'7" (5.36) maximum x 13'10" (4.21) maximum

Recessed ceiling lighting
Feature staircase looking up on to the First Floor Level
Oak engineered wood flooring

Office / Bedroom: 12'6" (3.81) plus cupboard space x 9'5" (2.86)

Recessed ceiling lighting
Double glazed window to the front aspect
Built-in storage cupboard
Vinyl flooring

Large Open Plan Lounge, Kitchen & Dining Area: 33' (10.05) x 23'4" (7.11) maximum reducing to 14'5" (4.39)

Double glazed sliding patio to the rear aspect with a fixed window & double glazed doors either side which lead out to a part canopied & decked area
Lounge area has a feature panelled wall which could accommodate a flat screen TV
Wood burning stove
Oak engineered wood flooring

Centre island unit with a sink & integrated drainer & mixer tap & hot water tap feature
Integrated dishwasher
Fitted base units with solid wood worktops with an integrated fridge & space to accommodate an electric cooker (to remain)

A door leads to the Side Hallway Area

Side Hallway: 17'7" (5.36) maximum x 4'4" (1.32)

Recessed ceiling lighting
Front & rear entrance uPVC part panelled doors with double glazed frosted windows
Vinyl flooring

Utility Room: 7'4" (2.23) x 8'5" (2.56) maximum

Recessed ceiling lighting
Loft access hatch
Double glazed window to the front aspect
Fitted base units with space to accommodate a freezer & washing machine
Fitted cupboard space with pull out larder style cupboards
Vinyl flooring

Shower Room: 7'3" (2.20) x 7'7" (2.30) maximum

Pendant light fitting

Double glazed frosted window to the front aspect

Press flush WC

Quadrant shower cubicle enclosure with a mains shower & wet wall finish within

Bespoke 3 drawer chest unit fitted with a wash basin

Vinyl flooring

Master Bedroom with En-Suite: 14'4" (4.37) deepening to 18'2" (5.54) maximum x 12' (3.66) plus wardrobe space

Recessed ceiling lighting

Double glazed window to the rear aspect offering farmland views

Built-in triple wardrobe with sliding doors

Vinyl flooring

A door leads in to the En-Suite Bathroom

En-Suite Bathroom: 7'9" (2.35) maximum x 12'6" (3.81) maximum in to cubicle recess

Recessed ceiling lighting

Double glazed frosted window to the side

4 piece suite with a bath & a double shower cubicle enclosure with tiled walls & a mains shower with twin head fitting

Tiled flooring

Bedroom Two: 20'3" (6.17) plus cupboard space x 8'8" (2.64)

2 ceiling light fittings

Double glazed window to the front aspect

Built-in storage cupboard

Fitted carpet

First Floor Accommodation

Landing

High vaulted ceiling

Recessed ceiling lighting & 2 wall mounted lights

4 double glazed Velux windows

2 double radiators

Walk-in style cupboard fitted with lighting within & houses the hot water tank 13'9" x 5'4"

Fitted carpet

Bedroom 3: 20'4" (6.20) maximum x 16' (4.88) maximum

Pendant light fitting

2 double glazed Velux windows to the front & a double glazed window to the side aspect

2 double radiator

Fitted carpet

Walk-in Wardrobe: 6'9" (2.04) x 6'2" (1.87)

Pendant light fitting

Fitted shelf & hanging space

Fitted carpet

Bedroom 4: 20'4" (6.20) maximum x 16' (4.88)

Pendant light fitting

2 double glazed Velux window to the rear & a double glazed window to the side aspect offering countryside views

2 double radiators

Fitted carpet

Walk-in Wardrobe: 6'9" (2.04) maximum x 6'2" (1.87) maximum

Fitted with lighting, shelf & hanging space within

Bedroom 5: 13'8" (4.16) plus wardrobe & door recess x 12'7" (3.83)

Pendant light fitting

2 double glazed Velux windows to the front aspect & a double glazed window to the side aspect

Double radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bedroom 6: 16' (4.88) x 10'4 (3.15) plus door & wardrobe space

Pendant light fitting

2 double glazed Velux windows to the rear & a double glazed window to the side aspect offering countryside views

Double radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Family Bathroom: 11'11" (3.62) x 10'5" (3.17) maximum

Recessed ceiling lighting

2 double glazed Velux windows

Heated chrome style towel rail

4 piece suite with a double ended bath with mixer tap

Large walk-in shower enclosure with wet wall finish & mains shower within

Press flush WC

Bespoke drawer unit fitted with a recessed wash basin & mixer tap

Vinyl flooring

Outside Accommodation

Driveway

A gravelled driveway entrance with a substantially sized parking area with 2 cladded storage containers provides good storage space.

The driveway continues down to the property which leads to a tarmacked driveway providing further parking and leads to the Detached Garage with Office.

Detached Garage with Office (21'3" (6.48) deep x 16'11" (5.16) narrowing to 14'10" (4.52)

A detached garage with an attached office which provides an excellent space to work from home. The garage is fitted with an electric roller door to the front, lighting and power within. An internal door leads into the Office space.

Attached Office – 17'9" (5.41) max x 9'10" (2.99)

A roomy and modern office space comprising recessed ceiling lighting
Double glazed window to the side and a uPVC part panelled door with double glazed window
Walk-in store cupboard with a double glazed windows and lighting within
Tile effect flooring

Rear Garden

A generous sized rear garden which is mostly laid to lawn and benefits from countryside views across the neighbouring farmland. Immediately to the rear of the property, there a canopied decked veranda with lighting which runs the width of the property with an additional decked seating area.

Directions

Heading from Elgin take the B9010 heading away from Dr. Grays Hospital and head for Mosstowie Primary School. Passing the school on the right hand side, take the 2nd turning on the left towards Cloves. Travel along this road until you reach the cross roads and turn right at this junction which will then head towards the railway track. As you approach the small bridge, turn right before this and follow the single track land down towards Sunnyside.

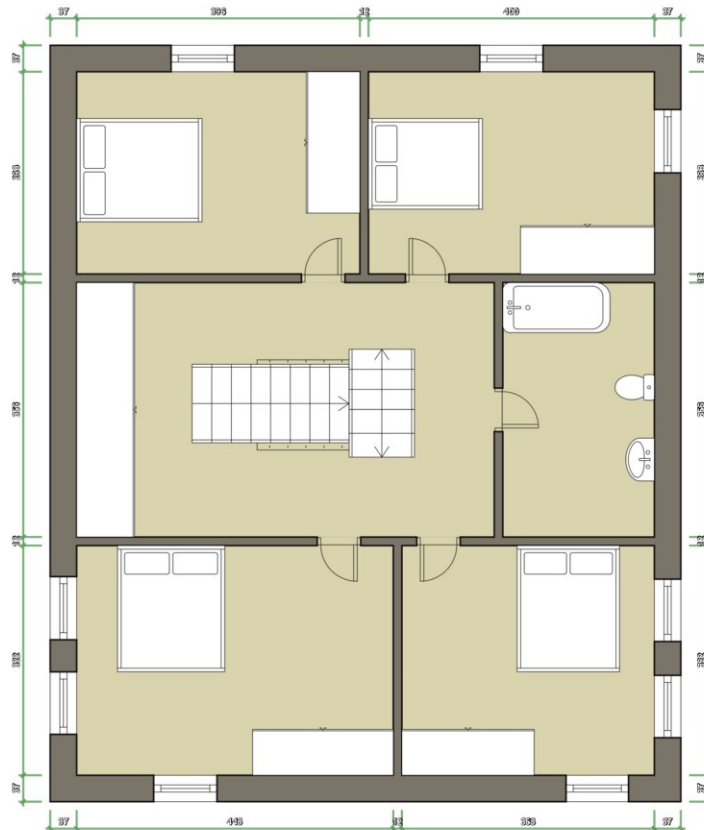
Note 1

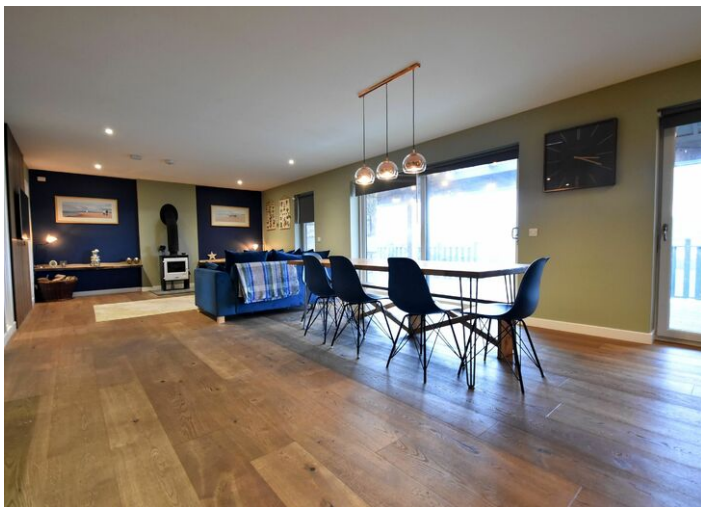
All light fittings, floor coverings and cooker are to remain.

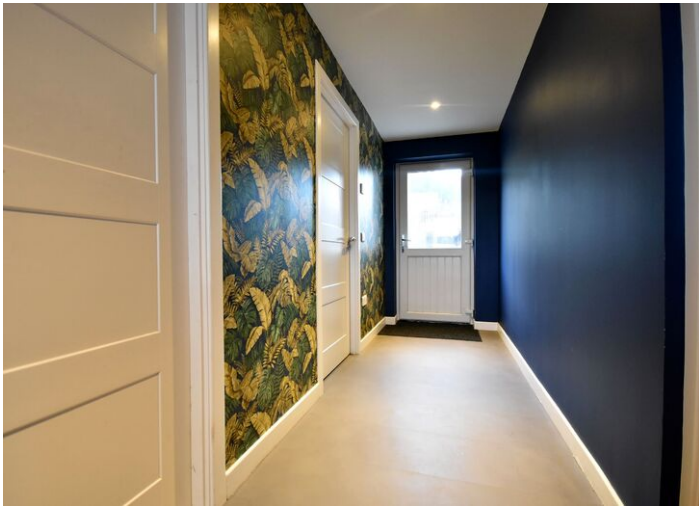
Floorplan

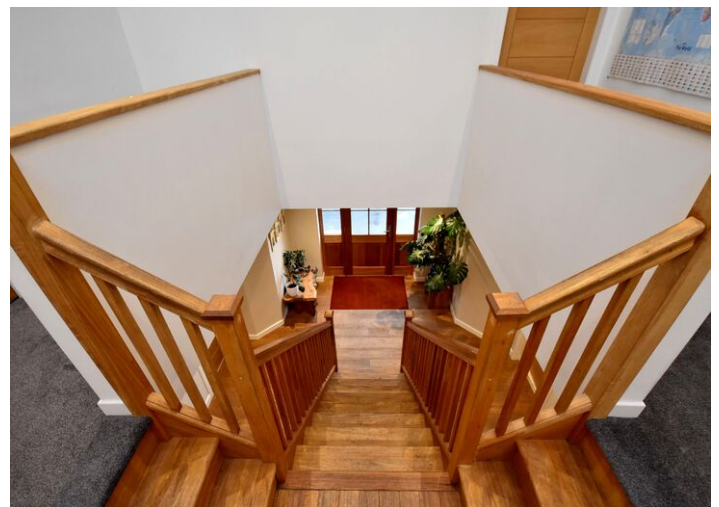


Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on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















Energy Performance Rate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Council Tax Band

Currently F

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.