

Hardy House, Roseisle, Elgin, IV30 8XN



We are delighted to offer this four bedroom detached house located in an idyllic semi-rural location near the village of Roseisle.

DETACHED HOUSE

FOUR BEDROOMS

FREEHOLD

IDEAL SEMI-RURAL LOCATION

PRIVATELY ENCLOSED GARDENS

AIR SOURCE HEATING

TRIPLE DOUBLE GLAZING

GRAVELLED DRIVEWAY

**Offers Over
£495,000**

F390

This four bedroom detached property standing in approximately one and a half acres is approaching completion. Featuring spectacular open farmland views the property benefits from Air Source Heating, high performance triple glazing throughout and an integrated heat recovery system. The large rural, but not remote, site has an extensive garden laid mostly to lawn with a sheltering screen of woodland to three sides.

The property comprises:- large Kitchen/Family Room with patio doors to a covered decking area, Utility Room, main Bathroom and two ground floor Bedrooms. Upstairs is a Living Room with patio doors to a covered balcony manifesting the open farmland views, Master Bedroom with en-suite, Bedroom 2 and Shower Room.

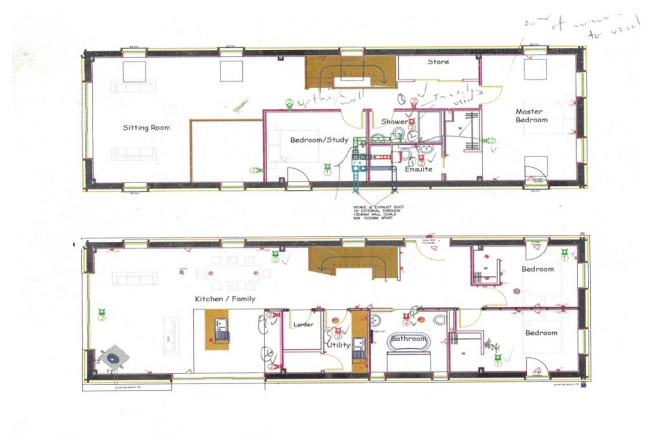
An internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.





If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Lounge: 6.42m x 5.89m (21'1" x 19'4")
- Hallway: 7.23m x 2.89m (23'8" x 9'5")
- Kitchen/Family Room: 7.20m x 5.90m (23'7" x 19'4")
- Pantry: 1.73m x 1.34m (5'8" x 4'5")
- Utility Room: 2.88m x 1.78m (9'5" x 5'10")
- Shower Room: 2.81m x 1.44m (9'2" x 4'9")
- Bedroom 1: 5.90m x 3.61m (19'4" x 11'10")
- En-suite: 2.80m x 1.57m (9'2" x 5'2")
- Bedroom 2: 3.88m x 3.27m (12'9" x 10'9")
- Bedroom 3: 4.66m x 2.82m (15'4" x 9'3")
- Bedroom 4: 3.73m x 2.88m (12'3" x 9'5")
- Bathroom: 2.82m x 2.78m (9'3" x 9'1")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

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.