

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

2 Fairway Gardens, Kinloss IV36 2UA



This superb four bedroom detached property situated on the outskirts of Kinloss offers the perfect combination of a semi-rural setting and luxurious, aspirational living space and makes an ideal family home.

DETACHED PROPERTY
FOUR DOUBLE BEDROOMS, ALL EN SUITE
THREE WOOD-BURNING STOVES
TWO GARAGES AND CAR PORT
DETACHED LIFESTYLE BUILDING
PRIVATE GARDEN GROUNDS
OIL-FIRED CENTRAL HEATING
AND UNDERFLOOR HEATING
DOUBLE GLAZING
COUNCIL TAX BAND F
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Offers Over
£585,000

E1206

A beautifully presented detached family home, finished to the highest of standards, offering spacious and flexible accommodation in a peaceful, semi-rural setting on the edge of Kinloss. Designed with modern family living and entertaining in mind, the property provides generous open plan living space, four well-proportioned bedrooms with en suite facilities, extensive parking, landscaped gardens and substantial detached lifestyle building incorporating entertaining space, gym, sauna and wellness facilities, together with an outdoor hot tub area. Ideal for families or professionals seeking semi-rural living within easy reach of Elgin, Forres and Inverness airport, the property also benefits from access to nearby woodland walks, beaches and local amenities. The heart of the home is the impressive open plan kitchen, dining and family area, complemented by bright and spacious reception rooms and direct access to the garden, creating an excellent balance between indoor comfort and outdoor living. Externally the property enjoys a private setting with generous grounds, outdoor entertaining areas and versatile additional accommodation suited to a range of lifestyle or home-working requirements.

Location: Quietly positioned on the edge of Kinloss, the property enjoys privacy and open surroundings while remaining convenient for everyday amenities. The area provides easy access to the beautiful beaches at Findhorn and Roseisle, together with the Findhorn Bay Nature Reserve, ideal for coastal walks, cycling and outdoor pursuits. Kinloss itself offers a convenience store with post office, petrol station, take-away, inn and primary schooling, while nearby Forres provides supermarkets, cafes, restaurants and secondary schooling, with the highly regarded Gordonstoun School close by. Excellent transport links connect the area to Elgin and Inverness, with Inverness Airport approximately 25 miles away.

Entrance hallway: A striking reception hallway with vaulted ceiling and feature lighting, flooded with natural light from windows to the front and side elevations. Oak finishings and integrated coat and shoe storage immediately set the tone for the quality found throughout the home.

Lounge: An impressive and beautifully proportioned living space featuring striking 9ft ceilings, floor to ceiling windows and French doors providing direct access to the garden. The lounge benefits from a log-burning stove set on a slate hearth, integrated surround sound system and television included within the sale, mood lighting, oak detailing and electric remote-controlled blinds.

Kitchen: A stunning JNK designer kitchen fitted with high quality wall and floor units, quartz worktops and a substantial central island incorporating dual induction hobs with feature extractor. Integrated Neff appliances include eye-level ovens, coffee machine, combination microwave, wine cooler and raised dishwasher for ease of use. Open plan to the lounge and providing access to the dining room and utility area, this exceptional kitchen forms the true heart of the home.

Dining room: Bright and welcoming, featuring an inset wood-burning stove, feature shelving and French doors opening onto the garden and decking area. Electric remote-controlled blinds are fitted.

Utility room: Well appointed with fitted wall and floor units, generous worktop space and large sink. The integrated washing machine and tumble dryer are raised for convenience and included within the sale.

Downstairs cloakroom: Elegant downstairs cloakroom featuring a contemporary floating vanity unit with integrated sink, wall-mounted WC, luxurious quartz flooring with underfloor heating and a large statement vanity mirror, creating a sleek and sophisticated finish throughout.

Ground floor bedroom/bedroom 4: A generous double bedroom with integrated wardrobe and stylish en suite shower room benefiting from electric under-tile heating.

First floor accommodation: A feature staircase leads to a bright gallery-style landing with Velux windows, electric blinds, glass balustrade and extensive integrated storage.

Principal bedroom suite: An impressive principal suite featuring French doors opening onto a spacious, private balcony with seating area, enjoying far-reaching and uninterrupted open countryside views. The suite is complemented by bespoke fitted storage, dressing area and a luxurious, spa-inspired en suite bathroom incorporating a large walk-in rainfall shower with illuminated feature flooring, recessed illuminated display niche, floating vanity unit, spa bath with integrated TV, LED illuminated mirror, built-in shaver point, electric under-floor tile heating, ambient feature lighting and high quality tiled finishes throughout. The suite further benefits from electric remote-controlled blinds.

Bedroom 2: Spacious double bedroom with integrated wardrobes, countryside views and Velux windows with electric blinds.

En-Suite: Shower cubicle with mains-fed shower, WC, wash hand basin, storage unit, heated towel rail and electric under-tile heating.

Bedroom 3: Generous double bedroom with walk-in wardrobe, bespoke fitted furniture, vanity area and feature lighting.

En-Suite: Large en-suite shower room with WC, wash hand basin, storage unit, heated towel rail and electric under-tile heating.

Detached lifestyle building: A substantial detached lifestyle building incorporating entertaining space, gym, sauna and wellness facilities, designed to complement modern living and entertaining. Fully insulated and equipped with efficient electric heating, together with a wood-burning stove, the building offers exceptional versatility for a range of uses including wellness space, home-working, studio or leisure use, while remaining entirely separate from the main home for added flexibility and privacy.

Garages and outbuildings: Fully insulated integral garage fitted with heating, storage units, sink, power, lighting and insulated electric sectional door, providing excellent year-round practicality. Substantial, fully insulated detached garage also benefiting from heating, power, lighting, fitted storage, internal water point and insulated electric sectional door, offering excellent additional storage, workshop or vehicle space, separate covered carport with external power socket and automatic LED lighting, additional external log store servicing the wood-burning stoves.

Gardens and exterior: Private and beautifully maintained gardens offering spacious lawns, patios and raised decking areas ideal for entertaining or relaxing. Privacy is enhanced by mature boundary trees, complemented by extensive external lighting and a fitted CCTV system. Generous off-street parking is provided via a substantial driveway and car port.

Extras included: Included in the sale are all fitted carpets and floor coverings, light fittings, window dressings, integrated kitchen appliances, televisions, surround sound system, CCTV system, hot tub, pergola, summer house, washing machine, tumble dryer, gazebo and log store.

Summary: 2 Fairway Gardens represents a rare opportunity to acquire a luxurious and comprehensively specified family home within Moray, combining exceptional internal accommodation with outstanding lifestyle facilities and beautifully presented outdoor spaces. Early viewing is highly recommended to fully appreciate the quality, scale and unique appeal of this exceptional property.

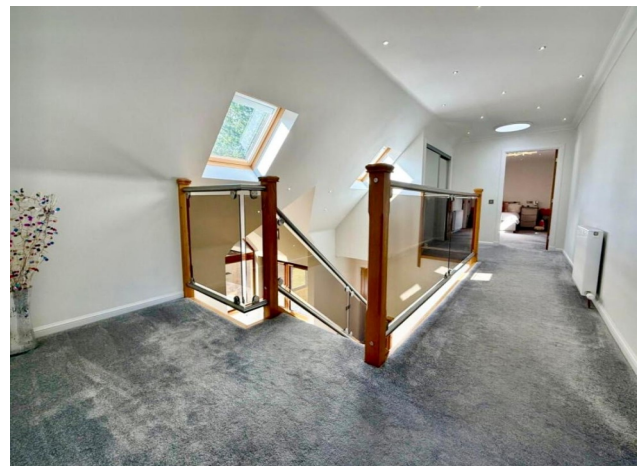
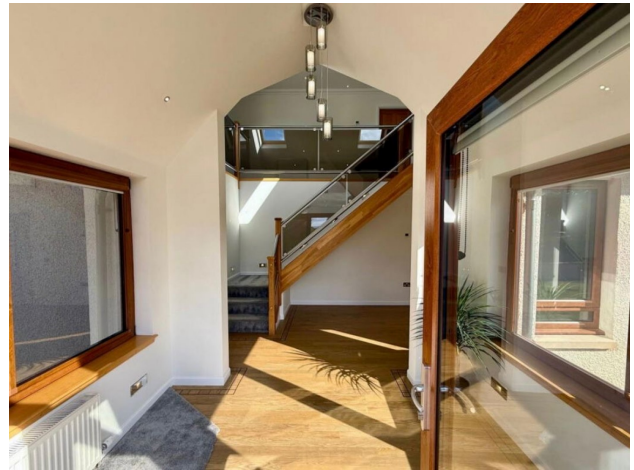


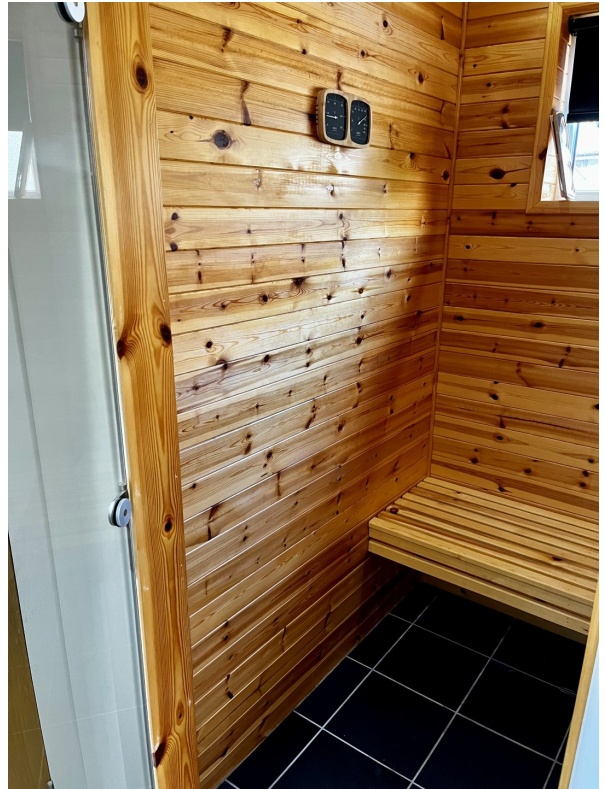














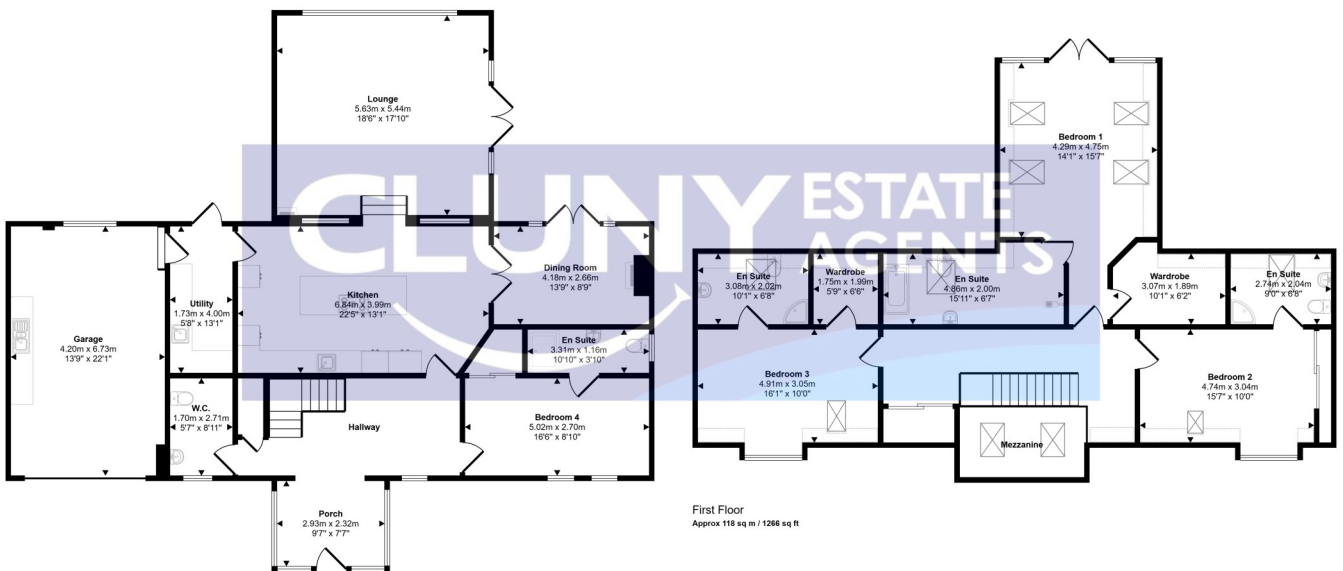


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Entrance Porch 2.93m x 2.32m
- Kitchen 6.84m x 3.99m
- Dining Room 4.18m x 2.66m
- Utility 1.73m x 4.00m
- Garage 4.20m x 6.73m
- Living Room 5.63m x 5.44m
- Bedroom 4 5.02m x 2.70m
- En Suite 3.31m x 1.16m
- WC 1.70m x 2.71m
- Bedroom 1 4.29m x 4.75m
- En suite 4.86m x 2.00m
- Wardrobe 3.07m x 1.89m
- Bedroom 2 4.74m x 3.04m
- En suite 2.74m x 2.04m
- Bedroom 3 4.91m x 3.05m
- En suite 3.08m x 2.02m
- Wardrobe 1.75m x 1.99m



Approx Gross Internal Area
275 sq m / 2959 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

