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Plot 1, Quarrywood Spynie, Elgin



Located to the north of Elgin, this 4-bedroom villa is just a short drive from the town centre. With a wonderful open outlook to the south and west, this traditionally designed detached villa offers spacious accommodation within a well laid out internal layout.

**FOUR LARGE DOUBLE BEDROOMS
WALK-IN BAY WINDOW TO LOUNGE
FULLY TURFED GARDEN AND
LANDSCAPING
DESIGNER KITCHEN AND
BATHROOMS DESIGNED BY YOU
CHOICE OF PAINT COLOUR TO ROOMS
SOLID OAK FINISHINGS
OPTION TO HAVE SUN LOUNGE AND
CHIMNEY/WOOD-BURNING STOVE**

**Price From
£433,750**

Located to the north of Elgin, this 4-bedroom villa is just a short 3-mile drive from the town centre. With a wonderful open outlook to the south and west, this traditionally designed detached villa offers spacious accommodation within a well laid out internal layout.

The ground floor features a well-proportioned lounge with walk in bay window and optional sun lounge, large open plan kitchen/dining/family area with trench doors leading to the south facing terrace area, an abundance of built in storage and an integral double garage.

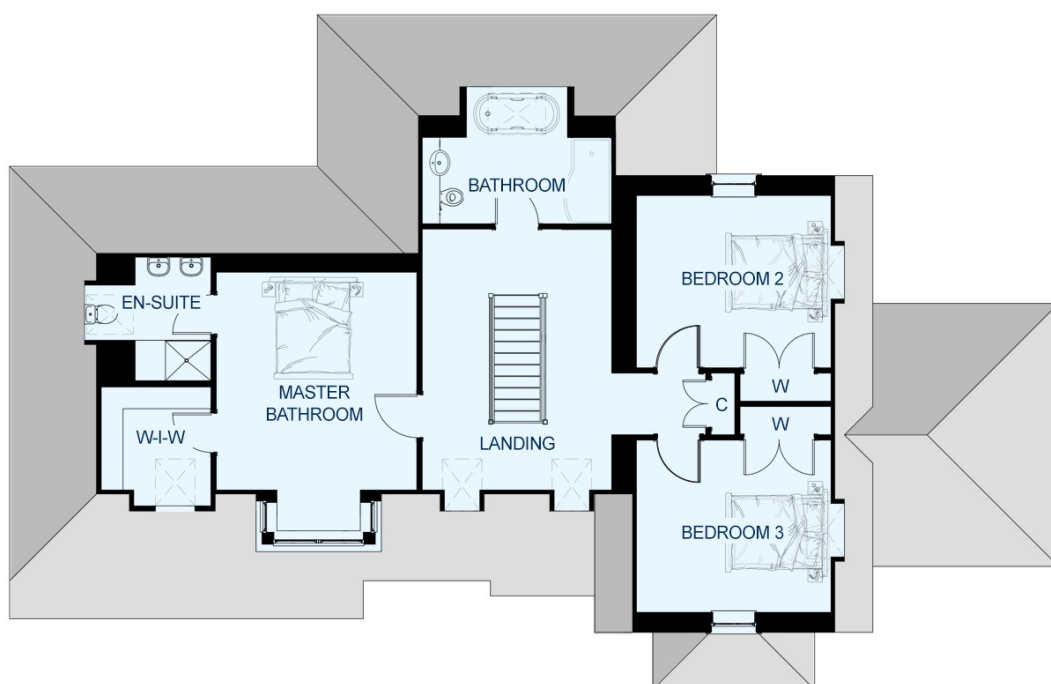
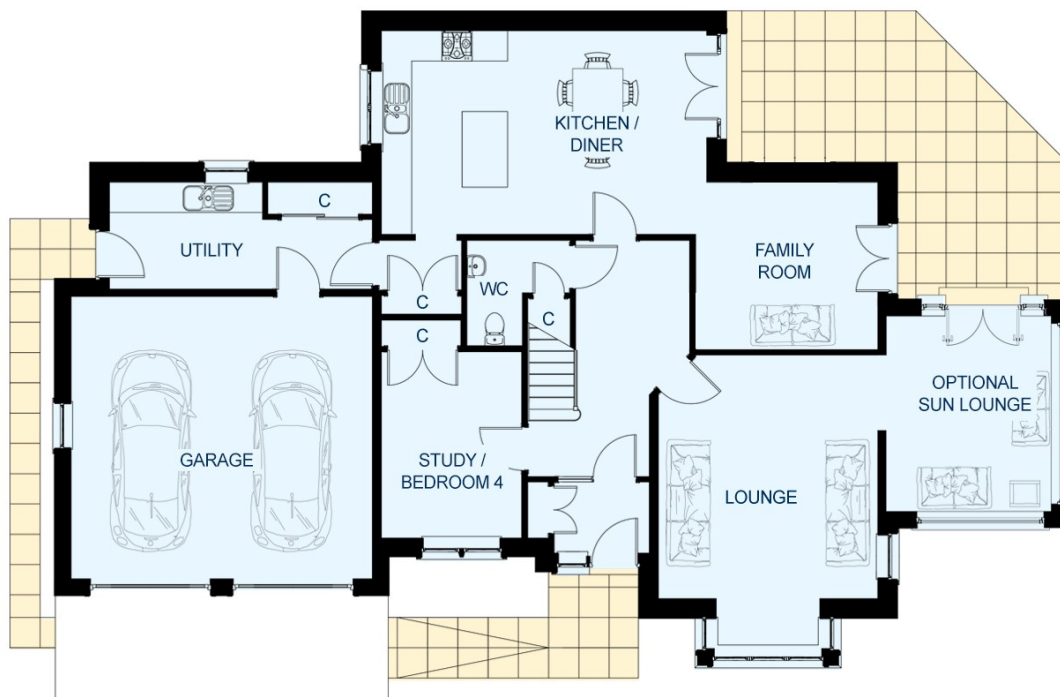
Upstairs the fully galleried landing leads to 3 large bedrooms including a master with ensuite and walk-in wardrobe, and a family bathroom featuring a free-standing bath and spacious walk-in wet room type shower enclosure.

Included within the price is a generous supply of power, BT and TV points throughout, and a choice of designer kitchens and bathrooms supplied from Riverside Kitchens and William Wilsons.

Disclaimer: Images are just a representation of what the finished product could look like.



- Paviour driveway with turning point, double garage and separate utility room
- High quality finish with sandstone frontage, slate roofing and precast basecourse and natural stone dyke to front entrance.
- 4 large double bedrooms with integral cupboards
- Walk in wardrobe and ensuite to impressive master bedroom.
- Free standing bath in bathroom
- Walk in bay window to lounge
- Fully turfed garden and landscaping
- Glazed stair balustrading
- Designer kitchen and bathrooms designed by you
- Choice of paint colour to each room
- Solid oak finishings
- Sun lounge extension and chimney / wood burning stove to lounge are additional options

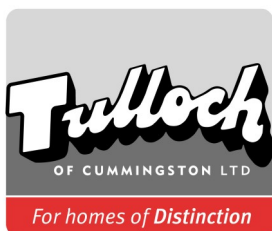


Ground Floor:

Lounge	4350 x 4825mm
Family Room	3610 x 3320mm
Kitchen/Dining	6450 x 4035mm
Bedroom 4/Study	2780 x 3690mm
WC	2050 x 2085mm
Vestibule	1915 x 1500mm
Utility	5310 x 2120mm
Garage	5970 x 5595mm

First Floor:

Master Bedroom	3970 x 4310mm
En-suite	2190 x 2445mm
Walk in wardrobe	2170 x 2040mm
Bedroom 2	3850 x 3410mm
Bedroom 3	3850 x 3410mm
Bathroom	3750 x 2060mm
Landing	3750 x 5165mm

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