

## North Cottage, Easter Coltfield, Alves, Elgin, IV30 8XA



We are delighted to offer this well-proportioned detached three bedroom Bungalow for sale in an idyllic semi-rural location with views out over open countryside and within easy commuting distance of Forres and Elgin and the stunning Roseisle beach.

**DETACHED BUNGALOW**  
**THREE DOUBLE BEDROOMS**  
**LARGE SUN LOUNGE**  
**OIL FIRED AGA AND CENTRAL HEATING**  
**LARGE WRAP AROUND GARDEN**  
**DOUBLE GARAGE**  
**UPVC DOUBLE GLAZING**  
**EPC RATING E**  
**COUNCIL TAX BAND C**

Offers Over  
£300,000





The property benefits from UPVC Double Glazing and Oil Fired Central Heating. The good sized accommodation comprises: Entrance Hallway, Utility Room, Lounge, Dining Kitchen, Sun Lounge, Bathroom, Principle Bedroom with en-suite Wetroom and Dressing Area, two further Double Bedrooms, Double Garage, large driveways, Gardens, Workshop and Store with power and lighting.

This is a rare opportunity to acquire a modernised cottage and an internal viewing is highly recommended.



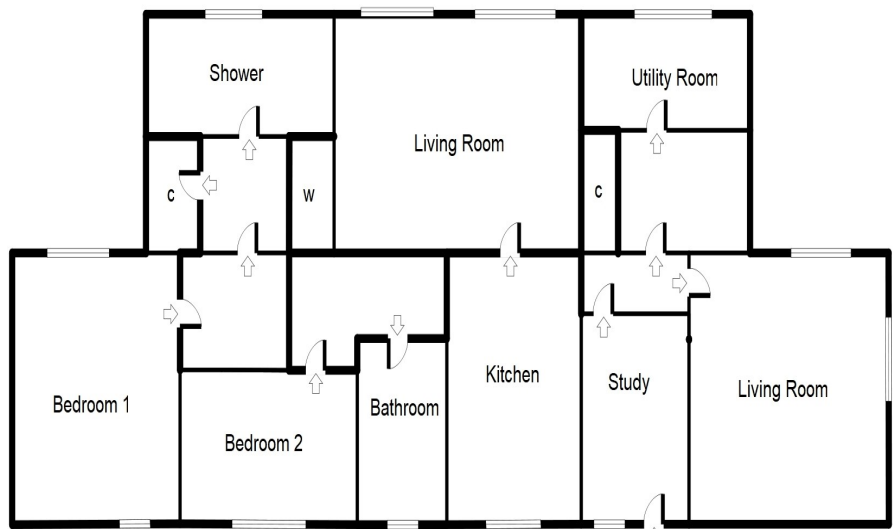
A front door leads into the entrance hallway with a cloak cupboard, door to the utility room which has been fitted with wall and base units, sink and plumbing for a washing machine. A further door leads to the main hallway of the property. The lounge is a charming room with a woodburning stove acting as a focal point to the room. The kitchen is well fitted with ample storage and workspace including a gravity fed oil fired Aga, built in dishwasher and built in fridge. A door from the kitchen leads to the large sunroom which overlooks the garden. The sun lounge has underfloor heating and an electric fire. On from the kitchen is the family bathroom fitted with a three piece suite. The principle bedroom is located at the end of the cottage and accommodates a dressing area with ample fitted storage and a modern tiled wet room with underfloor heating. Bedroom two is a large bright room with a window to the rear. Bedroom three completes the accommodation and is currently used as a study and has a fully glazed door to the rear garden.

A gravel driveway leads into the property with a large parking area. The property sits in extensive privately enclosed gardens to both front and rear.



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

- Entrance Hallway: 2.35m x 1.08m (7'9" x 3'6")
- Lounge: 4.55m x 4.01m (14'11" x 13'2")
- Kitchen: 4.57m x 3.64m (14'11" x 11'11")
- Utility Room: 2.98m x 1.77m (9'9" x 5'10")
- Sun Lounge: 8.82m x 3.13m (28'11" x 10'3")
- Bedroom 1 4.58m x 3.65m (15'0" x 11'11")
- En-suite Wet Room: 2.96m x 1.43m (9'9" x 4'8")
- Bedroom 2: 4.82m x 3.03m (15'10" x 9'11")
- Bedroom 3: 3.05m x 2.82m (10'0" x 9'3")
- Bathroom: 3.48m x 2.03m (11'5" x 6'8")
- Double Garage: 5.45m x 5.29m (17'10" x 17'4")
- Workshop/Store: 2.93m x 2.49m (9'7" x 8'2")
- Store: 2.12m x 2.20m (6'11" x 7'2")



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.

