

**CLUNY** ESTATE  
AGENTS

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**\*\*OWNERS WILL PAY NORMAL RATE LBTT\*\***

Meadow View, Mid Buthill,  
Roseisle, IV30 5YQ



Meadow View is a superb and aptly named detached family property that benefits from stunning panoramic views and is located in an idyllic location within easy reach of Elgin, Kinloss, Lossiemouth, Roseisle Beach and Findhorn Bay. The modern property is in immaculate decorative order and viewing is highly recommended.

DETACHED FAMILY HOUSE

STUNNING RURAL VIEWS

FIVE BEDROOMS

THREE BATHROOMS

PANORAMIC LOUNGE

LARGE KITCHEN

UTILITY ROOM

DINING ROOM

LARGE GARAGE

MATURE GARDEN

AMPLE PARKING

Fixed Price  
£335,000



The highlight of the ground floor is the bright and airy Lounge which benefits from oversized windows to maximise the views of the surrounding countryside and includes French doors leading to the garden. The lounge has also been pre-wired for surround sound. The Kitchen has been fitted with oak units and includes an integrated oven and induction hob as well as a large 6-person breakfast bar for casual dining. The Kitchen is finished to a very high standard and is decorated with black and grey speckled work surfaces which are complemented by the highly polished black tiled flooring and includes French door access to the garden decking area. A large Utility Room offers ample space for all appliances and has access to both the mono-blocked driveway and an oversized integral Garage. The Garage benefits from a remote controlled one and a half sized door and an area for bicycle storage. The ground floor also consists of a large Dining Room, two disabled access double bedrooms, living room, front porch and a toilet. All of these rooms are accessed from a bright Hallway with wooden flooring throughout.





The prominent feature of the upper floor is the large Master Bedroom which has an extensive walk-in his & hers Dressing Room, with generously spaced mirrored wardrobes and integral dressing tables, as well as en-suite shower room with underfloor heating and a large dormer window. There is also a separate family Bathroom located on this floor which includes an additional shower cubicle. There are two further Double Bedrooms and a fitted Study as well as a Airing Cupboard and ample built-in storage.



To the front of the property there is a spacious sweeping mono-block driveway which leads to the large garage and utility entrance door as well as an additional stoned parking area. The beautifully manicured front Garden is laid to lawn and bordered by a most attractive variety of flowering plants and shrubs. A raised decked patio to the front of the property catches the sunlight and is ideal for entertaining or relaxing. The side-garden is also laid to lawn and houses a garden shed.

Porch: 1.35m x 1.32m (4'5" x 4'4")

Lounge: 5.94m x 5.75m (19'6" x 18'10")

Hallway: 5.70m x 1.86m (18'9" x 6'0")

Kitchen: 4.26m x 5.95m (13'11" x 19'6")

Utility Room: 5.93m x 1.96m (19'5" x 6'5")

W.C.: 2.56m x 0.80m (8'5" x 2'8")

Dining Room: 4.39m x 2.81m (14'5" x 9'3")

Master Bedroom: 7.68m x 4.17m (25'2" x 13'8")

Dressing Room: 5.37m x 4.18m (17'7" x 13'8")

En-suite Shower Room: 2.48m x 1.96m (8'2" x 6'5")

Bedroom 1: 4.34m x 3.61m (14'3" x 11'10")

Bedroom 2: 4.35m x 3.0m (14'3" x 9'10")

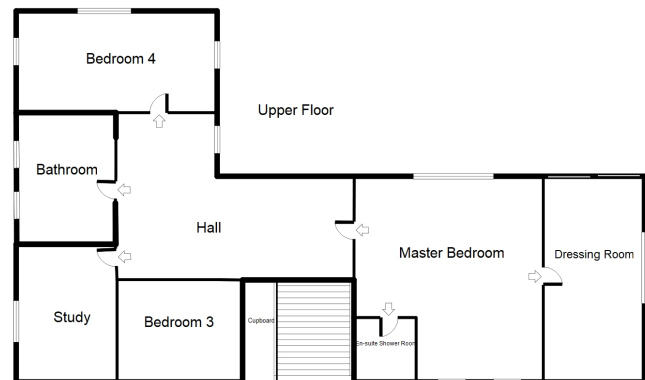
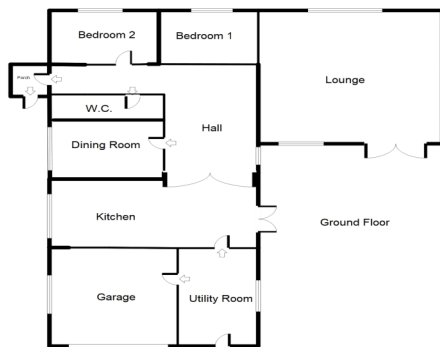
Bedroom 3: 3.27m x 2.82m (10'9" x 9'3")

Bedroom 4: 4.18m x 3.51m (13'8" x 11'6")

Bathroom: 3.27m x 2.15m (10'9" x 7'1")

Study: 2.63m x 2.12m (8'8" x 6'11")

Garage: 5.98m x 3.85m (19'7" x 12'7")



Located in a semi-rural location near the picturesque village of Roseisle, the property is very well placed for short commutes to most of the surrounding towns and villages including: Lossiemouth, Kinloss and Elgin. The railway station at nearby Elgin is on the main Aberdeen to Inverness line and provides a fast link to both International Airports. There are several primary schools to choose from in the local area and for secondary age children, the property lies within the catchment area of Elgin Academy and is near to Gordonstoun Public School. (Council tax Band F, EPC—D)

**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.

