

CLUNY ESTATE AGENTS

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

Plot 5, Easter Coltfield Alves



This spectacular four bedroom villa sits on a large corner plot on a small, exclusive development of executive homes between Elgin and Forres

**INTEGRATED DOUBLE GARAGE AND SEPARATE UTILITY ROOM, SUNROOM
HIGH QUALITY EXTERIOR FINISH WITH NATURAL STONE FRONTAGE, SLATE ROOFING
AND TIMBER CLADDING**

FOUR LARGE DOUBLE BEDROOMS AND STUDY

**EN SUITE SHOWER ROOM AND WALK-IN WARDROBE/
DRESSING AREA TO MASTER BEDROOM**

**DESIGNER FITTED KITCHEN AND LUXURY
BATHROOMS OF YOUR CHOICE**

**ENERGY EFFICIENT CONSTRUCTION WITH AIR
SOURCE HEAT PUMP AND UNDERFLOOR HEATING**

CHOICE OF PAINT COLOUR TO EACH ROOM

FULLY TURFED FRONT GARDEN WITH GRAVEL DRIVEWAY

ULTRAFAST 'FIBRE TO THE PREMISES' BROADBAND

**OTHER DESIGN OPTIONS INCLUDING A BALCONY TO THE MASTER
BEDROOM, SECOND EN SUITE SHOWER ROOM AND A FIVE BEDROOM DE-
SIGN**

**Price From
£449,995**

Located on a small, exclusive development of executive homes midway between Elgin and Forres, this Tulloch of Cummingston four bedroom villa is just a short six mile drive from Elgin's town centre and ideally situated close to Roseisle forest and the beautiful long sandy Burghead Bay.

This spectacular dwelling-house sits on a large corner plot, benefiting from an open outlook over farmland to the west and north. The design offers spacious, well laid out accommodation set over two levels. The home features a master bedroom with en suite shower room, three further double bedrooms, study and family bathroom all set on the upper level, away from the living accommodation below, which comprises a large open plan kitchen/dining/family room with feature patio doors leading to the rear garden area, a spacious lounge with double aspect views and a sun lounge. A utility room, cloakroom and double garage complete this luxury executive home.

The selling price includes a high specification finish with a choice of designer fitted kitchens and luxury bathroom sanitaryware and the option to further personalise the interior with a selection of different finishes and fittings.

Disclaimer: Images are of a similar housetype and a representation of what the finished product could look like.





Similar completed housetype



Similar completed housetype



Similar completed housetype



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

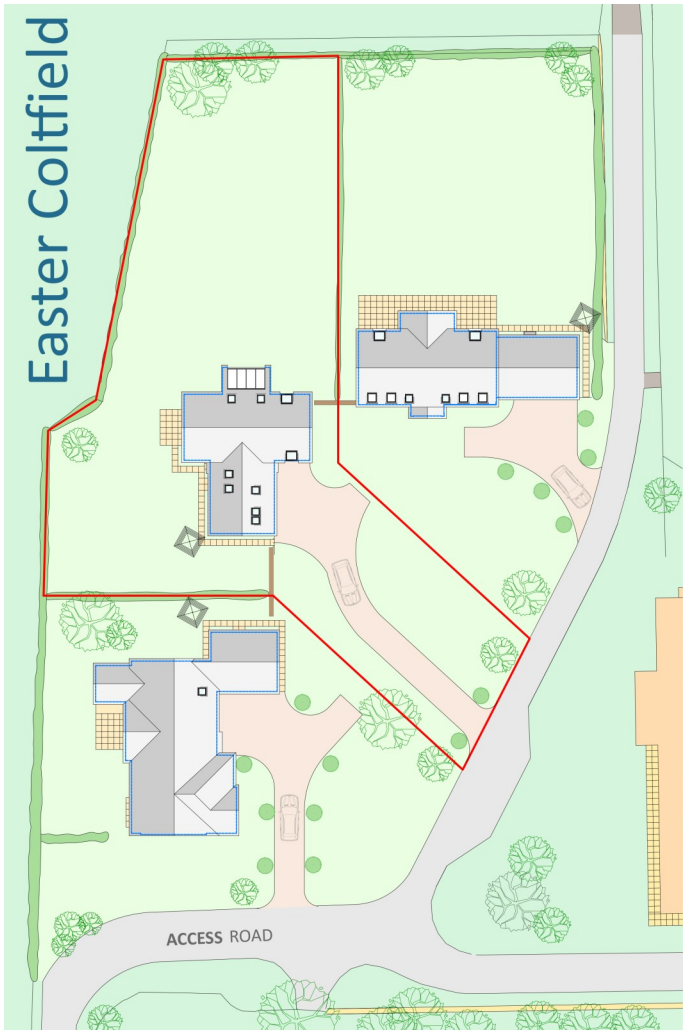
Ground Floor:

- Lounge 5845 x 3705mm
- Kitchen/Dining/Family 5845 x 5700mm
- WC 1810 x 1925mm
- Vestibule 1280 x 1600mm
- Utility 1810 x 2260mm
- Garage 5685 x 6230mm
- Sun Lounge 2460 x 3970mm

First Floor:

- Master Bedroom 4665 x 3170mm
- En Suite 2700 x 2500mm
- Walk-in wardrobe 1575 x 3170mm
- Bedroom 2 3485 x 3445mm
- Walk-in wardrobe 1730 x 2010mm
- Study 2030 x 2010mm
- Bedroom 3 3030 x 3705mm
- Bedroom 4 3030 x 3705mm
- Bathroom 2200 x 2770mm

All room sizes are approximate and may vary due to nature of construction. The above details do not form any part of a contract and are for illustration purposes only.



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.

