

5 Thunderton Place, Elgin IV30 1BG



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## Seaview Plot 15 Cunningston IV30 5YU



Located in the attractive coastal village of Cunninghamston, this split-level executive home is set on a large, elevated plot with private driveway

THREE TO SIX DOUBLE BEDROOMS  
LARGE LOUNGE WITH VAULTED CEILING  
BALCONIES TO BOTH MASTER BEDROOM AND LOUNGE/DINING AREA  
OPEN GALLERIED LANDING OVERLOOKING LOUNGE BELOW  
DOUBLE INTEGRAL GARAGE AND SEPARATE UTILITY ROOM  
HIGH SPECIFICATION SOLID OAK INTERNAL FINISH  
DESIGNER FITTED KITCHEN AND BATHROOMS OF YOUR CHOICE  
CHOICE OF INTERNAL FITTINGS AND FINISHES  
FLEXIBLE LAYOUT WITH MANY DESIGN OPTIONS  
HIGH QUALITY EXTERNAL FINISH WITH NATURAL SANDSTONE FRONTAGE AND SLATE ROOFING  
FULLY TURFED FRONT GARDEN AND PAVIOR BRICK DRIVEWAY

Price From  
£685,000

Located in the attractive coastal village of Cummington, this large split-level designer home is just a minute's walk from the unspoilt sandy beach and coastal footpath, yet is only a short 8 mile drive away from the city of Elgin, Moray's main shopping and civic hub.

Set on a large elevated plot accessed from a private driveway, this executive home offers fantastic panoramic sea views out over the Moray Firth to the mountains of Sutherland in the distance.

Designed to take full advantage of the views on offer, a range of different internal layouts from three to six bedrooms allow the home to be fully customised to suit the purchaser's exact requirements.

Featuring a spacious lounge with vaulted ceiling and fully glazed gable, balconies to the master bedroom and dining areas, fully fitted designer kitchen, luxury bathroom sanitary-ware, high specification finish of solid oak internal finishings and slate and natural sand-stone exteriors, this home will provide the ultimate luxury living to the most discernible of buyers.

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







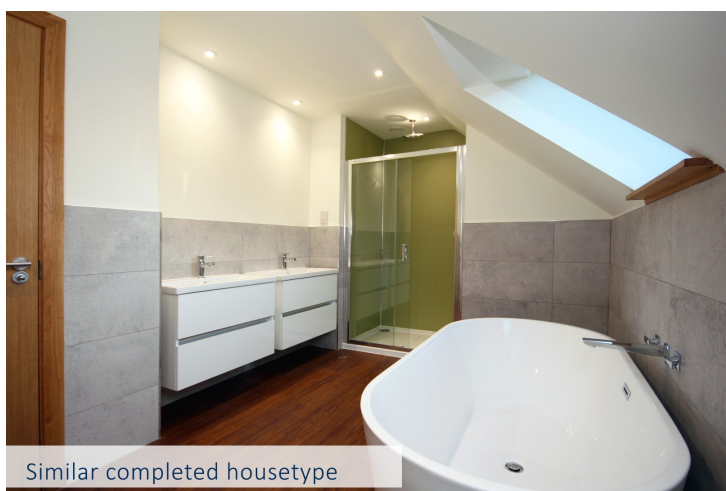
Similar completed housetype



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**

## Room Sizes:

### Lower Floor:

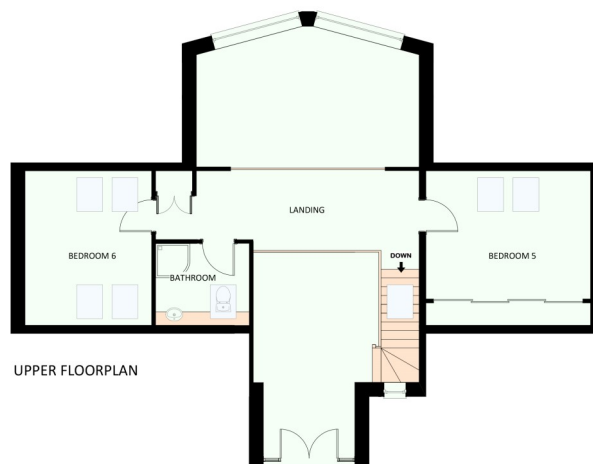
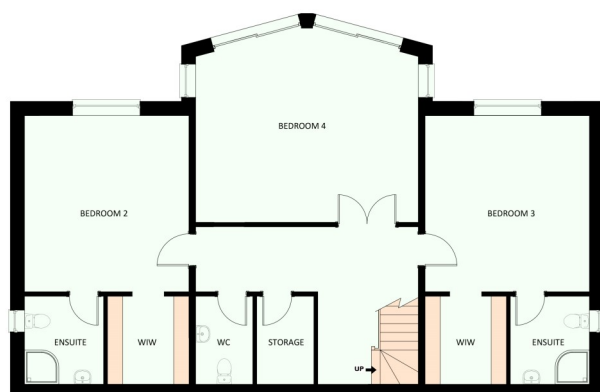
- Bedroom 2 4320 x 4620mm
- En Suite 2 2080 x 2310mm
- Walk-in wardrobe 2 2140 x 2310mm
- Bedroom 3 4320 x 4620mm
- En Suite 3 2080 x 2310mm
- Walk-in wardrobe 3 2140 x 2310mm
- Bedroom 4 5850 x 5090mm
- WC 1500 x 2310mm
- Storage 1500 x 2310mm

### Ground Floor:

- Master Bedroom 4320 x 4620mm
- En Suite 1 2080 x 2725mm
- Walk in wardrobe 1 2140 x 2725mm
- Lounge 5850 x 5810mm
- Kitchen/Dining 4320 x 7050mm
- WC 1410 x 1785mm
- Vestibule 2400 x 1800mm
- Utility 3735 x 2385mm
- Airing Cupboard 1415 x 2385mm
- Double Garage 5255 x 5180mm

### Upper Floor:

- Bedroom 5 4320 x 3360mm
- Bedroom 6 3325 x 4050mm
- Bathroom 2455 x 2145mm



### 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.