

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

Culzean House, Ardgilzean, Elgin IV30 8XT



This recently built detached four bedroom house finished to a high standard and with wrap-around garden is situated in a semi-rural location just a short distance from Elgin and would make an ideal family home

**DETACHED HOUSE
FOUR DOUBLE BEDROOMS
SEMI-RURAL LOCATION
LARGE GARDEN
DRIVEWAY
DOUBLE GARAGE
OIL CENTRAL HEATING AND
UNDERFLOOR HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND E
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£400,000**

E878

This recently built detached, four bedroom house finished to a high standard is set in a quiet, semi-rural location just a short distance from Elgin, RAF Lossiemouth and Gordonstoun School, with woodland walks close by and just a short drive from local amenities.

In immaculate condition, the accommodation comprises: Entrance vestibule with triple glazed Lumi front door, utility room housing the oil boiler and with internal access to the garage, hallway, large open plan kitchen/dining/living space with aluminium bifold doors leading to the outdoor seating area. Features to the open plan area include quartz worktops, AEG appliances, hot water tap and NEFF hide and slide ovens to the kitchen and a modern wood-burning stove to the living area. There is also a spacious separate living room, double bedroom and shower room to the ground floor. Upstairs are three double bedrooms, all with built-in wardrobes, the main bedroom having a built-in speaker system, en-suite shower room with floating toilet and sink, and a walk-in wardrobe/dressing room.

Flooring is a combination of engineered oak, Porcelanosa tiles and carpet and the property is heated via an oil-fired boiler with underfloor heating on the ground floor and radiators on the first floor. Benefiting from double glazing and with a fully insulated construction, there is ample storage throughout and a built-in vacuum system.

A large gravelled driveway leads to the double garage with electric Horrmann sectional door. The property sits in a wrap-around garden, with a Porcelanosa tiled seating/barbecue area linking the indoor and outdoor spaces and with built-in seats surrounding a gas firepit.

This would make an ideal family home and we highly recommend a viewing.





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

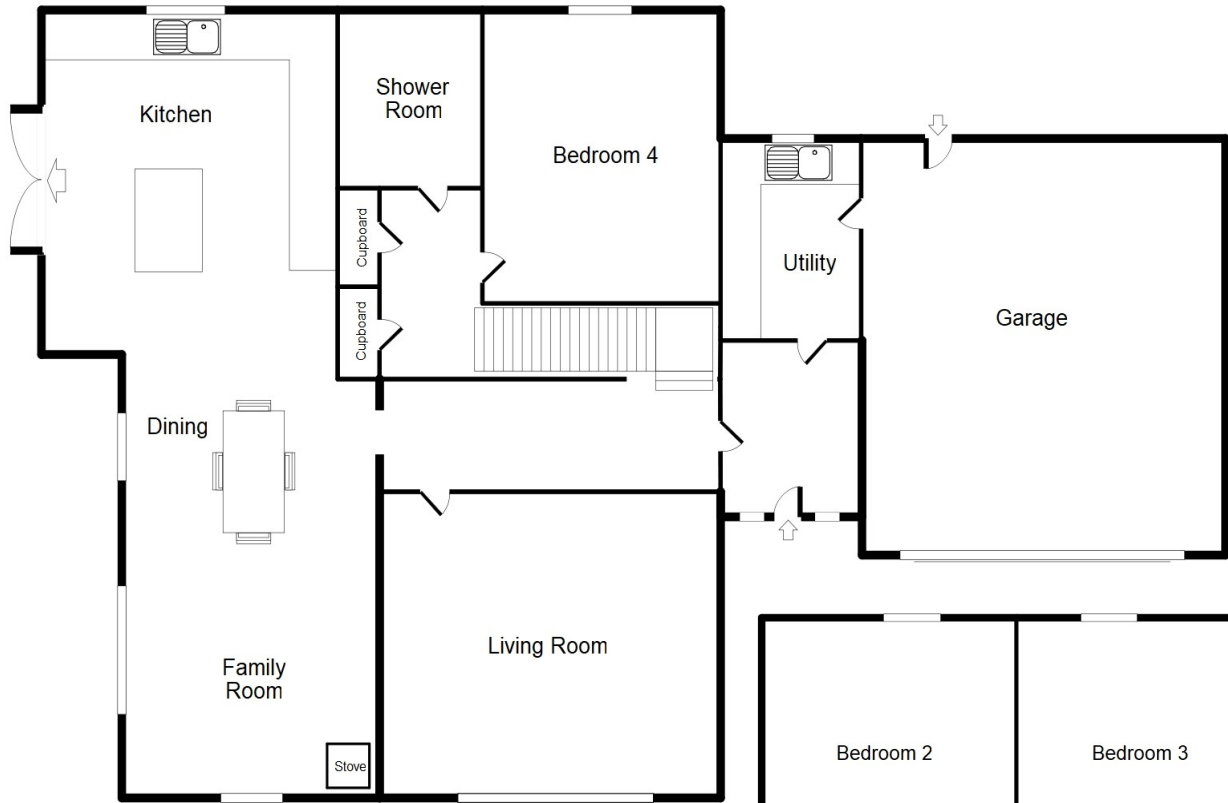




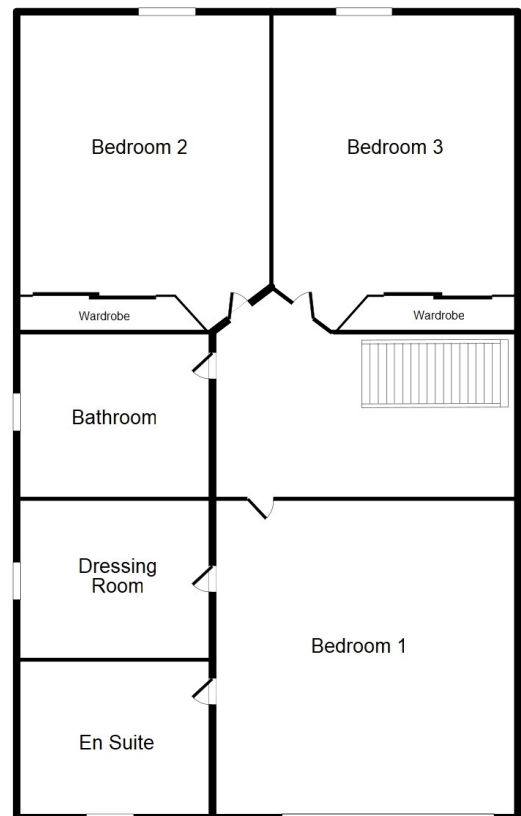




- Vestibule 8'5" x 6'8" 2.56m x 2.02m
- Utility 8'7" x 6'8" 2.63m x 2.03m
- Kitchen/Diner/ Family Room 36'11" x 13'7" 11.26m x 4.14m
- Living Room 15'2" x 15'0" 4.61m x 4.57m
- Shower Room 7'7" x 6'4" 2.31m x 1.92m
- Bedroom 4 13'4" x 10'4" 4.05m x 3.14m
- Bedroom 1 13'2" x 15'9" 4.00m x 4.80m
- En-suite 9'9" x 7'5" 2.98m x 2.25m
- Bedroom 2 11'3" x 10'4" 3.42m x 3.16m
- Bathroom 7'9" x 7'2" 2.36m x 2.17m
- Bedroom 3 11'2" x 10'4" 3.41m x 3.15m
- Garage 19'9" x 19'6" 6.01m x 5.94m



Please note these floorplans are not to scale and are for representational 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.

