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Plot 1, Quarrywood Spynie, Elgin



Four bedroom villa with double garage

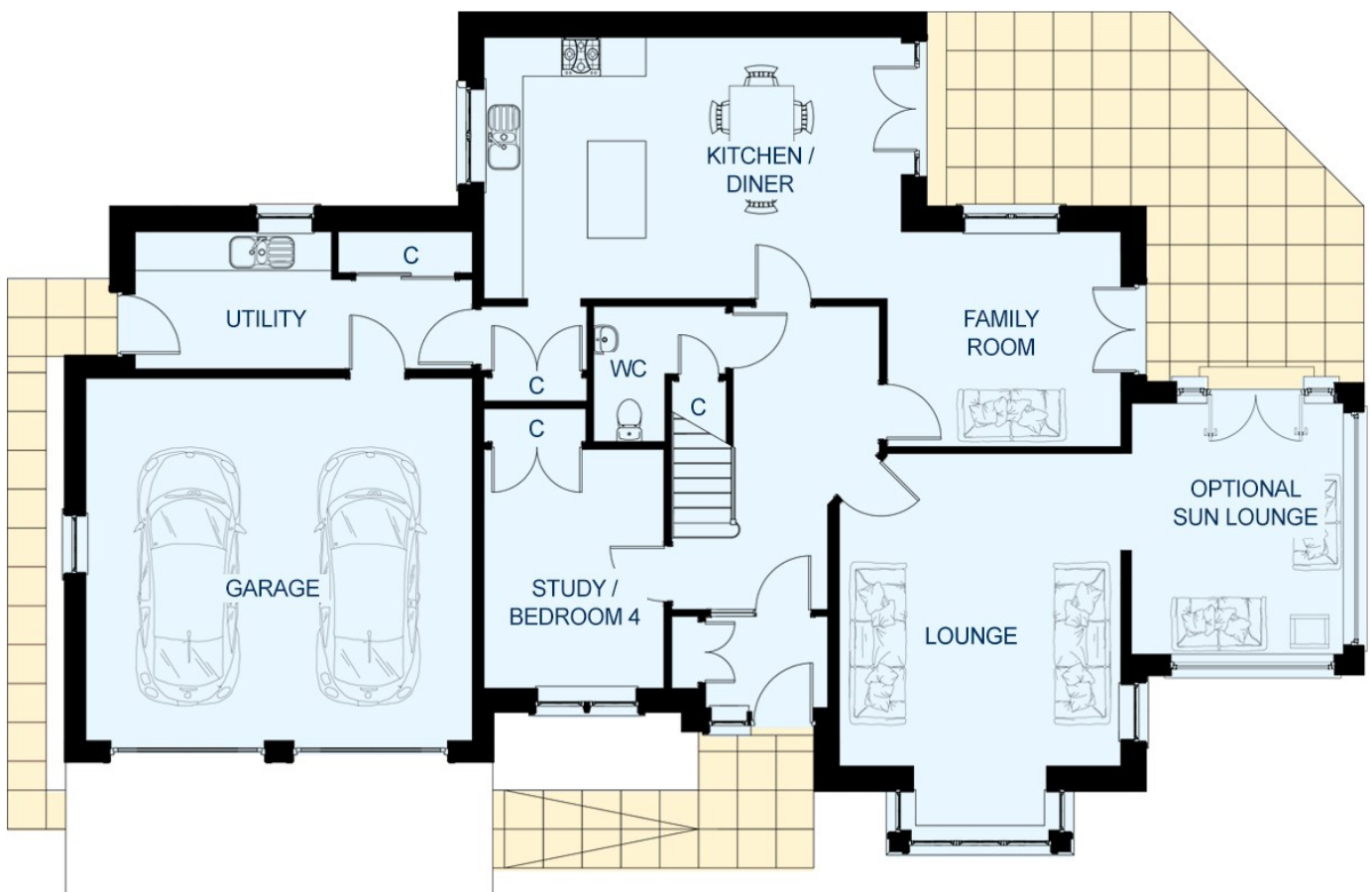
**Price From
£433,750**

With a wonderful open outlook to the south and west, this traditional detached villa offers spacious accommodation on two levels.

The beautifully proportioned lounge features a large walk-in bay window and open fire with double glass doors leading to the optional sun lounge. A large open plan kitchen dining and adjoining family area both benefit from French doors leading to the south-facing terrace area.

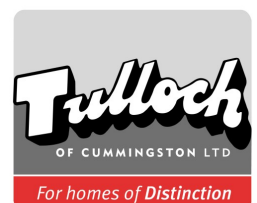
Upstairs the galleried landing leads to a spacious master bedroom suite with shower room and walk-in wardrobe, two further double bedrooms and family bathroom.

GROUND FLOOR



DESIGN OPTIONS:

- Sun lounge
- Wood-burning stove to the lounge

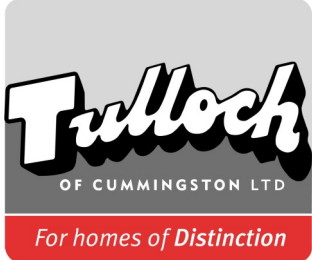
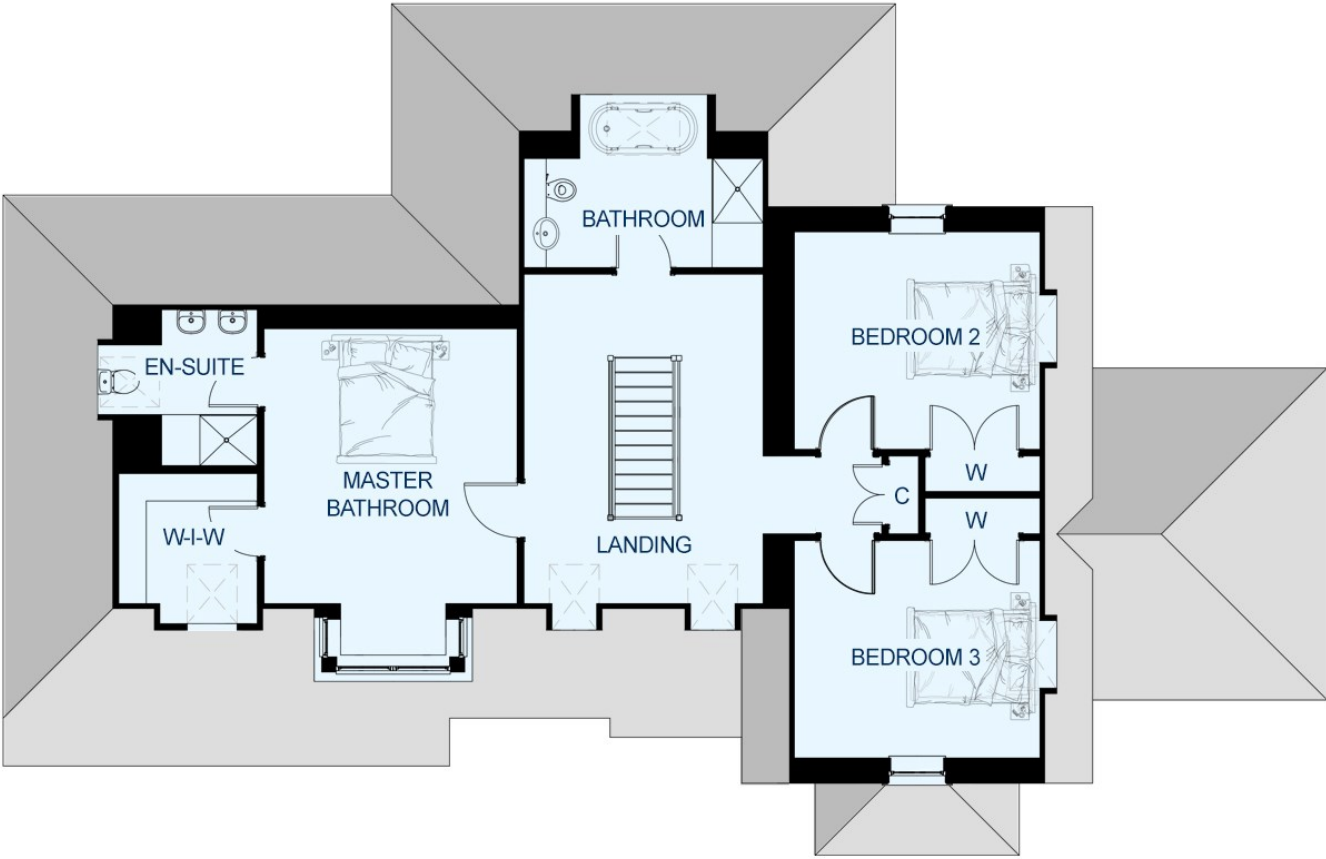


PLOT 1

QUARRYWOOD

SPYNIE, ELGIN

FIRST FLOOR



FIRST FLOOR

Master Bedroom	3970 x 4310	(13' 0" x 14' 2")	EXC
En-suite	2190 x 2445	(7' 2" x 8' 0")	
Walk in Wardrobe	2170 x 2040	(7' 1" x 6' 8")	
Bedroom 2	3850 x 3410	(12' 8" x 11' 2")	
Bedroom 3	3850 x 3410	(12' 8" x 11' 2")	
Bathroom	3750 x 2060	(12' 4" x 6' 9")	
Landing	3750 x 5165	(12' 4" x 16' 11")	

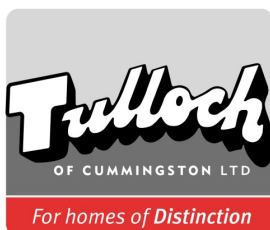
GROUND FLOOR

Lounge	4350 x 4825	(14' 3" x 15' 10")	EXC
Family room	3610 x 3320	(11' 10" x 10' 11")	
Kitchen/dining	6450 x 4035	(21' 2" x 13' 3")	
Bedroom 4/Study	2780 x 3690	(9' 1" x 12' 1")	
W/C	2050 x 2085	(6' 9" x 6' 10")	MAX
Utility	5210 x 2120	(17' 1" x 6' 11")	
Garage	5970 x 5595	(19' 7" x 18' 4")	
Sun Lounge	3270 x 3870	(10' 9" x 12' 8")	OPT

EXC - EXCLUDING BAY OR DORMER WINDOW

OPT - OPTIONAL EXTRA

MAX- MAX SIZE



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