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## Ardor House, Balormie, Lossiemouth IV31 6SG

**REDUCED: £25,000 BELOW VALUATION**



This beautiful, individually designed three bedroom detached house is located just a short distance from the coastal town of Lossiemouth and would make a lovely family home.

**BESPOKE DETACHED HOUSE  
THREE BEDROOMS  
MASTER SUITE WITH DRESSING  
ROOM, LUXURY BATHROOM AND  
WALK-IN WARDROBE  
WRAP-AROUND GARDEN  
SINGLE TIMBER GARAGE  
OIL-FIRED HEATING  
TRIPLE GLAZING  
EPC RATING C  
COUNCIL TAX BAND E  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£350,000**

E953

This beautiful, individually designed three bedroom detached house is situated in a semi-rural location, just a short drive from the coastal town of Lossiemouth, and within walking distance of Duffus Castle.

In walk-in condition, the accommodation comprises: Feature entrance hall leading to the open plan kitchen/living/dining space and separate utility room with Belfast sink. The kitchen boasts an Aga with bespoke designed chimney surround, a large island with Silestone worktop, and patio doors to the garden. There is a wood-burning stove to the living area. Also to the ground floor are two double bedrooms, both with built-in wardrobes, and a shower room.

The staircase leads to a galleried feature landing with whisky display unit and seating area with views over open countryside. The master bedroom suite includes a walk-in wardrobe and separate dressing room with luxury en suite bathroom.

Oil-fired heating is located underfloor on the ground floor, and radiators to the first floor. The windows are triple glazed. Outside is a wrap-around garden enclosed by a picket fence, decking area, gravel driveway and a single timber garage.

We would highly recommend a viewing to fully appreciate this unique family home.



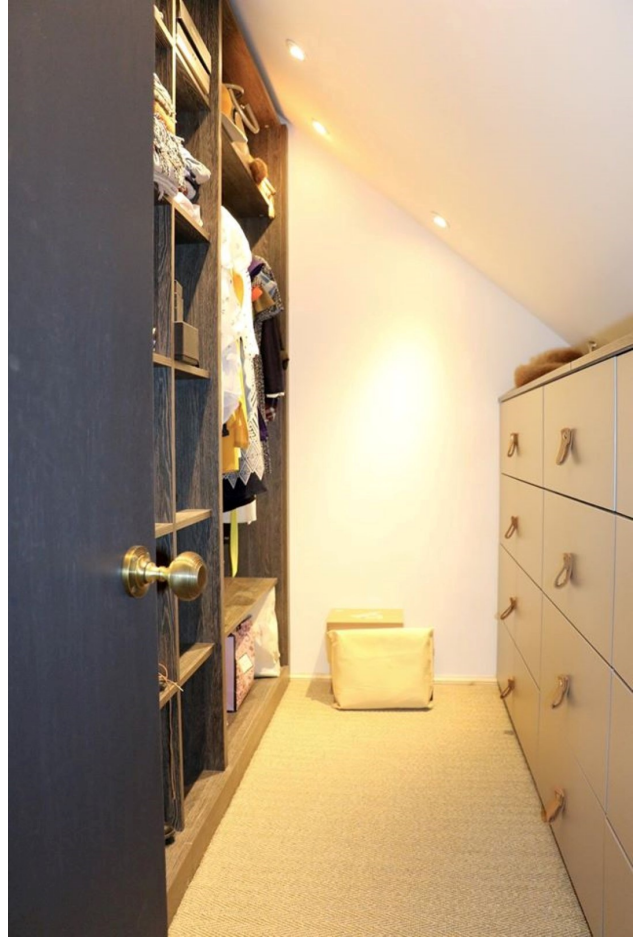




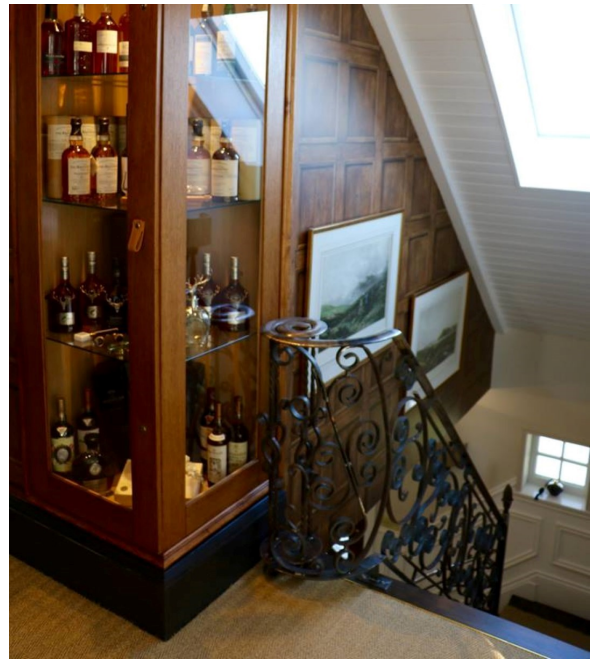










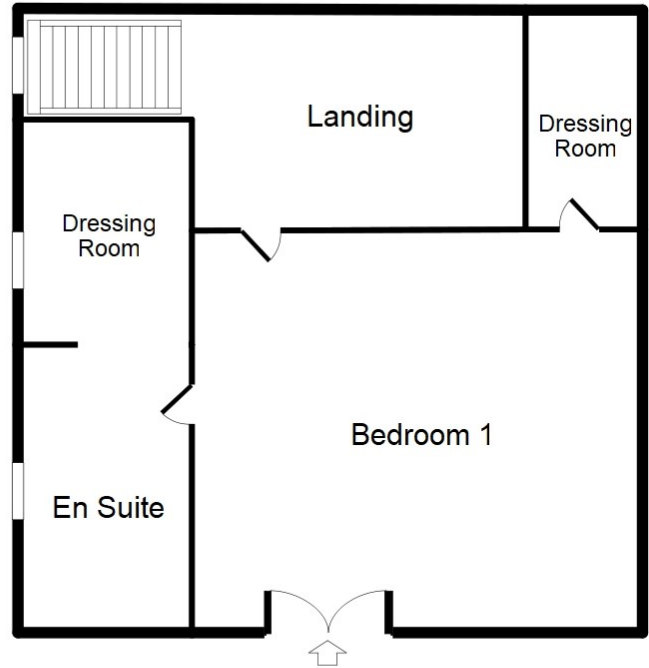




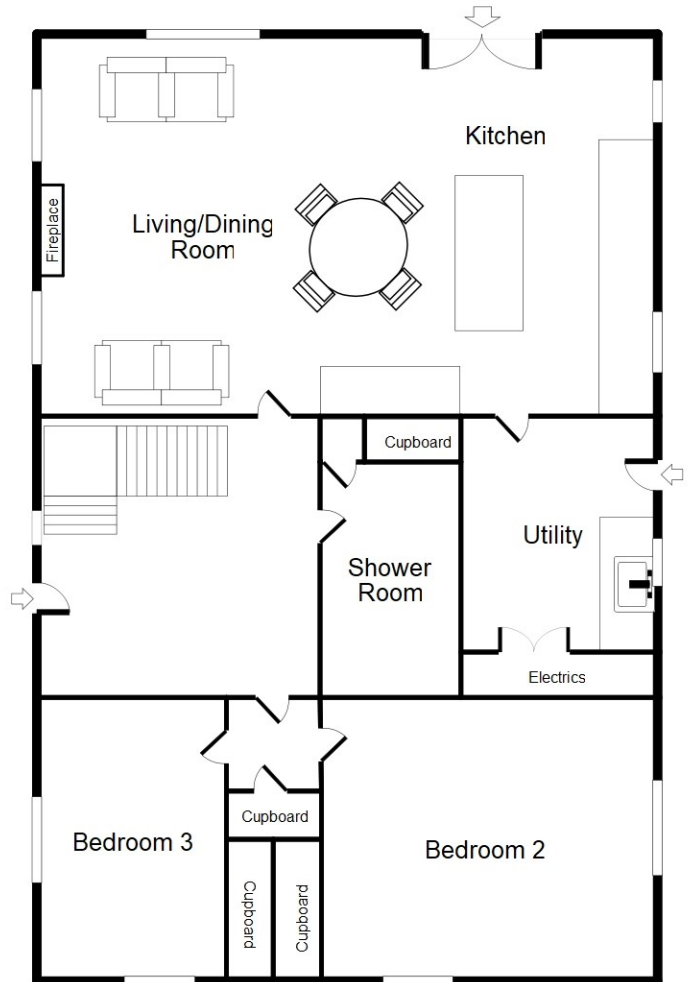


**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Vestibule 4.84m x 3.48m
- Kitchen/Living Room 8.85m x 5.91m
- Utility 2.70m x 1.84m
- Shower Room 2.54m x 1.88m
- Bedroom 2 3.49m x 3.45m
- Bedroom 3 3.88m x 3.44m
- Bedroom 1 4.12m x 3.90m
- En Suite 3.16m x 2.13m
- Dressing Room 2.32m x 2.16m



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.