

# CLUNY ESTATE AGENTS

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## Seaview Plot 15 Cunningston IV30 5YU



Located in the attractive coastal village of Cunningston, this large split-level designer home is set on a large, elevated plot accessed from a private driveway.

**THREE TO SEVEN LARGE DOUBLE BEDROOMS**  
**LARGE LOUNGE WITH VAULTED CEILING AND GALLERIED LANDING ABOVE**  
**BALCONIES TO BOTH MASTER BEDROOM AND DINING AREA**  
**DOUBLE INTEGRAL GARAGE AND SEPARATE UTILITY ROOM**  
**HIGH SPECIFICATION SOLID OAK INTERNAL FINISH AND CHOICE OF FITTINGS**  
**DESIGNER FITTED KITCHEN AND BATHROOMS OF YOUR CHOICE**  
**FLEXIBLE LAYOUT WITH VARIOUS DESIGN OPTIONS**  
**HIGH QUALITY EXTERNAL FINISH WITH NATURAL SANDSTONE FRONTAGE AND SLATE ROOFING**  
**FULLY TURFED FRONT GARDEN AND PAVIOUR BRICK DRIVEWAY**  
**FLOOR AND WALL TILING TO BATHROOMS AND EN SUITES**  
**LARGE BASEMENT AREA WITH MULTIPLE USES**  
**FREEHOLD**

Price From  
£885,000

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 seven 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 sanitaryware, high specification finish of solid oak internal finishings and slate and natural sandstone exteriors, this home will provide the ultimate luxury living to the most discernible of buyers. Underfloor heating to the entrance and lower floor levels, high specification timber frame construction, eco-friendly air source heat pump and triple glazed windows provide high levels of energy efficiency and comfort to an already well insulated home.

The advertised price includes the lower and ground floors; upgrade to the 3-storey design for an additional £94,500.

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





Similar completed housetype



Balcony- neighbouring property



Rear garden- neighbouring property



Utility- neighbouring property



Shower room- neighbouring property



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:

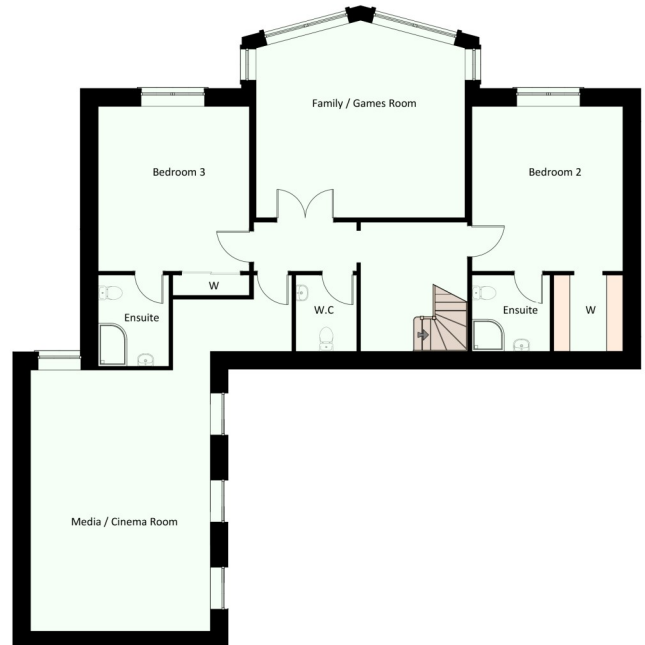
- Family room 5830 x 5505mm
- Bedroom 2 4215 x 4595mm
- En suite 2 2180 x 2130mm
- Walk in wardrobe 2 1930 x 2130mm
- Bedroom 3 4215 x 4595mm
- En suite 3 1975 x 2545mm
- Media/cinema room 5020 x 7280mm
- WC 1705 x 2310mm

### Ground Floor:

- Master bedroom 4310 x 4690mm
- En suite 1 2180 x 2235mm
- Walk in wardrobe 1 2025 x 2635mm
- Lounge 5830 x 5505mm
- Kitchen 4310 x 3710mm
- Dining area 4310 x 3320mm
- WC 1765 x 1785mm
- Vestibule 2230 x 1480mm
- Utility 3650 x 2230mm
- Pantry 1475 x 2300mm
- Double garage 5720 x 5180mm

### Upper Floor (optional extra):

- Bedroom 4 4335 x 3375mm
- Bedroom 5 3325 x 4050mm
- Shower room 2690 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.