



grampian **property** centre

VIEWHILL STEADING MOSSTOWIE, IV30 8TU



A Substantially Sized 5 Bedroom Steading Conversion set within a Semi Rural Position

Accommodation comprises on the Ground Floor a Hallway, Lounge, Kitchen/Diner, Utility Room, Office Space & Shower Room. The First Floor Accommodation comprises a Landing, 2 Bedrooms with En-Suite Shower Rooms, 3 further Bedrooms & the Bathroom.

Double Glazing
Oil Central Heating
Under Floor Heating on the Ground Floor Level
Mains Water
Gravelled Driveway with a Spacious Double Garage
Locally Sourced Stonework
Close To Local Primary School
Approx 3 Miles From Elgin

EPC Rating - C

OFFERS OVER £370,000

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52 High Street / Elgin / Moray / IV30 1BU

Tel: 01343 549944 / Fax: 01343 552378 / Email: info@gpc-elgin.co.uk / www.gpc-elgin.co.uk

73 High Street / Forres / Moray / IV36 1AE

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Entrance to the property is via a front entrance door which leads into the Hallway.

♦ **Spacious Hallway**



Recessed ceiling lighting
Mains smoke alarms
Double glazed floor to ceiling window to the rear aspect, giving countryside views
Double glazed window to the front aspect
A carpeted staircase leads up to the First Floor Landing
Built-in storage cupboard
Attractive laminate flooring

♦ **Lounge: 21'6" x 15' (6.55 x 4.57)**



Spacious & bright room
Recessed ceiling lighting & a pendant light fitting
Mains smoke alarm
Double glazed window to the rear aspect, giving countryside views
Double glazed windows & door, giving access out to the Gardens
2 x double glazed windows to the front aspect
An attractive contemporary styled multi fuelled stove, set on a stone heart
Attractive laminate flooring





♦ **Kitchen/Diner: 22'7" x 15' plus window & door recess (6.88 x 4.57)**



Recessed ceiling lighting & a pendant light fitting

Mains heat sensor

Double glazed floor to ceiling window to the front aspect & a double glazed window

Double glazed double doors to the rear aspect, giving access out the Gardens

A range of wall mounted cupboard with a white high gloss finish
Fitted base units & a 1½ style design sink with drainer unit & mixer tap

Integrated dishwasher, fridge & freezer, double ovens, electric induction hob with overhead extractor hood, a microwave & coffee machine

A centre island feature which incorporates a breakfast bar seating area with a pop up power point s

Space to accommodate a good sized dining table

Attractive tile effect flooring

♦ **Utility Room: 14'1" x 5'1" (4.29 x 1.54)**

Recessed ceiling lighting

Double glazed window to the front & rear aspects

Wall mounted cupboards with high gloss white finish doors

Fitted base units & a single sink with drainer unit & mixer tap

Space to accommodate a washing machine & tumble dryer

A cupboard houses the hot water tank system

Tile effect flooring

♦ **A side entrance door gives access out to the Gardens**

♦ **Office: 11'4" into door recess x 9'4" (3.45 x 2.84)**

Pendant light fitting

Double glazed window to the rear aspect

A built-in shelved storage cupboard

Attractive laminate flooring



♦ **Ground Floor Shower Room: 7' x 6'2" (2.13 x 1.87)**



Recessed ceiling lighting
A 3 piece suite
Wet wall finish & mains shower to the double shower cubicle enclosure
Fitted mirror
Part wet wall finish to the walls
Tile effect flooring

♦ **First Floor Accommodation**

♦ **Bright & Airy Landing**

Loft access hatch
Recessed ceiling lighting & a pendant light fitting
2 x double glazed Velux windows to the front aspect
Single radiator
Fitted carpet



♦ **Bedroom 1 with En-Suite: 15'2" plus window recess (23' into door recess area, plus window recesses) x 15'1" maximum plus window recess (4.62 (7.01 into door recess area, plus window recesses) x 4.59)**



Bright & airy room
2 x pendant light fittings with recessed ceiling light
Mains smoke alarm
Double glazed Velux windows to the rear aspect, offering countryside views

Double glazed low level windows to the side & front aspects
Double radiator
2 x built-in wardrobes
Fitted carpet



♦ En-Suite Shower Room



Ceiling light fitting
Double glazed Velux window to the rear aspect, offering countryside views
Heated white towel rail
3 piece suite
Wet wall finish & mains shower to the double shower cubicle enclosure
Part wet wall finish to the remainder of the walls
Attractive laminate flooring

♦ Bedroom 2 with En-Suite: 11'4" (17'8" into door recess) x 13'7" plus wardrobe space (3.45 (5.38 into door recess) x 4.13)



2 x pendant light fittings
Double glazed Velux window to the rear & side aspects
Double radiator
3 x built-in wardrobes
Fitted carpet



♦ En-Suite Shower Room



Ceiling light fitting
Double glazed Velux window to the rear aspect
Heated white towel rail
3 piece suite
Wet wall finish & mains shower to the cubicle enclosure
Part wet wall finish to the remainder of the shower room
Attractive laminate flooring

♦ Bedroom 3: 10'7" x 9'6" plus wardrobe space (3.22 x 2.89)

Pendant light fitting
Mains smoke alarm
Double glazed Velux window to the rear aspect, offering countryside views
Built-in wardrobe
Fitted carpet



♦ **Bedroom 4: 10'7" x 11'7" maximum, plus wardrobe space (3.22 x 3.52)**



Pendant light fitting
Double glazed Velux window to the rear aspect, offering countryside views
Single radiator
2 x built-in cupboards
Fitted carpet

♦ **Bedroom 5: 10'2" x 7'10" (3.1 x 2.38)**



Pendant light fitting
Double glazed Velux window to the rear aspect, offering countryside views
Double radiator
Fitted carpet

♦ **Bathroom: 10'5" x 5'6" (3.17 x 1.67)**



Recessed ceiling lighting
Double glazed Velux window to the rear aspect, offering countryside views
Heated white towel rail
3 piece suite
Wet wall finish & mains shower to the bath area
Recessed shelved storage space
Attractive laminate flooring



Outside Accommodation

♦ Driveway

Lock block Driveway leading to a Double Detached Garage

♦ Double Garage: 19'6" deep x 20'5" wide (5.94 x 6.22)



Electric up & over doors to the front
Double glazed window to the side aspect

A uPVC part panelled door with a double glazed door for access
Fitted with lighting & power within

♦ Gardens



Mostly laid to lawn

Fenced boundaries

A good sized paved seating area

Backs onto surrounding farmland, offering open countryside views

Outside tap & electric power point

**Note 1**

All floor coverings and light fittings are to remain.

Note 2

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested, and does not imply that these are in full and efficient working order.

Note 3

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Council Tax

Band E

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE MARKET APPRAISAL

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