

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

grampianpropertycentre

52 High Street / Elgin / Moray / IV30 1BU

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

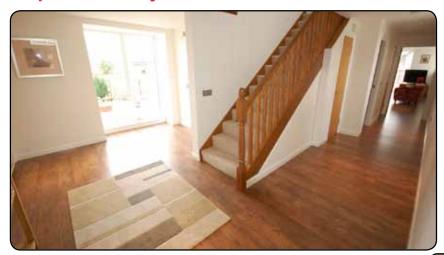
73 High Street / Forres / Moray / IV36 1AE

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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)

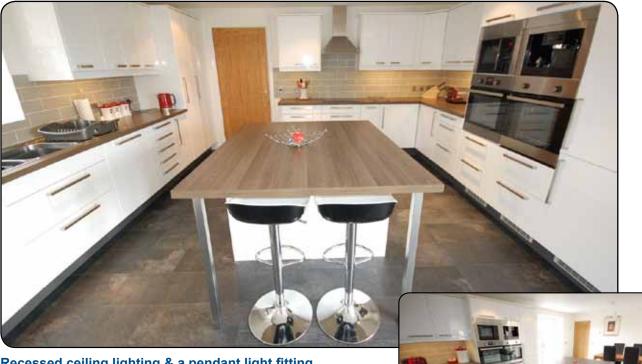


Spacious & bright room
Recessed ceiling lighting & a pendant light fitting
Mains smoke alarm
Double glazed window to the rear aspect, giving countryside views
Double glazed windows & door, giving access out to the Gardens
2 x double glazed windows to the front aspect
An attractive contemporary styled 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 $1\frac{1}{2}$ 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



STEADING E IV30 8TU



♦ 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

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e advised to satisfy themselves to all aspects of accuracy and should not rely unreservedly on the details, curate, they are not guaranteed. these particulars are not for use as part of any offer or contract.





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



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



Double glazed Velux window to the rear aspect,

Pendant light fitting

Single radiator 2 x built-in cupboards

Fitted carpet

offering countryside views

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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