



**Harper
Macleod LLP**
Estate Agents & Solicitors



Struan , Altonside, IV30 8QX

Fixed price £495,000

£30,000 BELOW HOME REPORT VALUATION

Struan is an impressive & modern family home situated in the desirable semi-rural location of Altonside. The property enjoys a peaceful position with beautiful countryside views yet is only 7 miles from the neighbouring town of Elgin. The spacious accommodation comprises hallway, utility/boot room, large open plan dining kitchen & lounge, upstairs sitting room, dining room/office/hobby room, four double bedrooms with two en-suite shower rooms, family bathroom and Jack & Jill shower room. The property further benefits from double glazing, solid oak finishings throughout, oil central heating, under-floor heating on the ground-floor, wood burning stove, immaculately kept gardens, double car port and driveway.

There is a school bus service to both Lhanbryde primary school and Milne's high school in Fochabers.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

UTILITY/BOOT ROOM

15'6" x 9'3" (4.74m x 2.84m)



UPVC and glazed entrance door; two windows to front; ceiling light fitting; Xpelair; Amtico flooring; units in white high gloss to match the kitchen; space and plumbing for washing machine and condenser tumble dryer; built-in cupboard housing the hot water tank; door to Jack & Jill shower room; door to open plan dining kitchen/lounge.

OPEN PLAN DINING KITCHEN/LOUNGE

26'7" at widest x 25'8" at longest (8.12m at widest x 7.83m at longest)



Four full-length windows to front and one to side; French doors to side leading out to the front garden; inset ceiling spotlights; Amtico flooring; modern fitted Riverside kitchen in white high gloss and wood effect; integrated fridge and separate freezer; two built-in Neff electric ovens; built-in Neff combination microwave with warming drawer beneath; Neff induction hob with built-in extraction unit; boiling water tap; fixed dining table; door to pantry with shelving and light (2.68m x 1.45m); free standing wood burning stove in lounge area; double wooden and glazed doors lead to dining room/office/hobby room; door to hallway.



DINING ROOM/OFFICE/HOBBY ROOM

471m x 265m (143.56mm x 80.77mm)



Presently used as a hobby room; two windows to front; Amtico flooring; ceiling light fitting.

HALLWAY

20'8" x 11'1" (6.30m x 3.38m)

Impressive double-height ceiling with Cathedral style windows & door to rear; fitted carpet; two built-in storage cupboards (one housing under-floor heating central control system and the other with hanging rail & shelving).



JACK & JILL SHOWER ROOM

15'5" x 7'10" (4.72m x 2.41m)



Window to rear; inset ceiling spotlights; Xpelair; Amtico flooring; WC, sink and double shower cubicle with mains fed shower; wall mounted heated towel radiator; door leads through to utility/boot room.

BEDROOM 2 (GROUND FLOOR)

15'7" x 9'10" (4.75m x 3.02m)



Two windows to rear; ceiling light fitting; fitted carpet; walk-in wardrobe with light, shelving & hanging rail (1.71m x 1.50m); door to en-suite shower room.

EN-SUITE SHOWER ROOM

9'6" x 4'7" (2.91m x 1.41m)



Window to side; inset ceiling spotlights; extractor; Amtico flooring; WC, sink & shower cubicle with mains fed shower.

STAIRCASE



Solid oak staircase with glass balustrade; feature chandelier.

LANDING

20'11" at longest x 13'1" at widest (6.38m at longest x 4.00m at widest)



Two Velux windows to rear; inset ceiling spotlights; fitted carpet; double built-in storage cupboard; leads to sitting room on landing, bedrooms 1, 3 & 4 and family bathroom.

SITTING ROOM

20'8" at widest x 13'1" (6.30m at widest x 4.00m)



Velux windows to both side; Cathedral style window to front enjoying the lovely countryside views; ceiling light fitting; fitted carpet.

BEDROOM 1

23'5" at widest x 15'6" at longest (7.16m at widest x 4.74m at longest)



Window to front and two Velux windows to rear; ceiling light fitting; fitted carpet; walk-in wardrobe with light, shelving & hanging rail (2.76m x 1.44m); door to en-suite shower room.

EN-SUITE SHOWER ROOM
8'4" x 6'1" (2.55m x 1.87m)



Velux window to front; inset ceiling spotlights; extractor; luxury vinyl flooring; WC, vanity mounted sink and shower cubicle with mains fed shower; wall mounted towel radiator.

FAMILY BATHROOM
9'2" x 5'11" (2.80m x 1.82m)



Velux window to front; inset ceiling spotlights; extractor; luxury vinyl flooring; WC, sink and bath with mains fed shower over; wall mounted towel radiator.

BEDROOM 3
15'5" at longest x 11'9" at widest (4.71m at longest x 3.60m at widest)



Window to front; ceiling light fitting; fitted carpet; built-in double mirrored wardrobe.

BEDROOM 4
15'5" x 11'3" (4.70m x 3.43m)



Two Velux windows to rear; ceiling light fitting; fitted carpet; built-in double mirrored wardrobe.



CAR PORT



Double timber car port; battery operated sensor light.

OUTSIDE

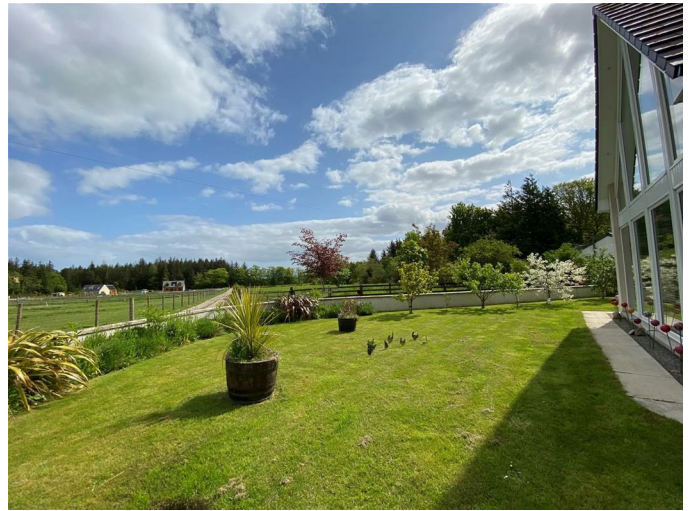


The property boasts beautiful countryside views from the front and the well-kept gardens are laid to lawn with mature shrubs and trees. There is a driveway to the front of the house which leads to the carport; wooden garden shed. There is an area to the side of the property with greenhouse and log store. The fully enclosed rear garden is also mainly laid to lawn with a paved patio area to the rear of the house, attractively planted beds and fruit bushes; rotary clothes dryer. There is downlighting around the exterior of the property.

SUMMERHOUSE



NOTES

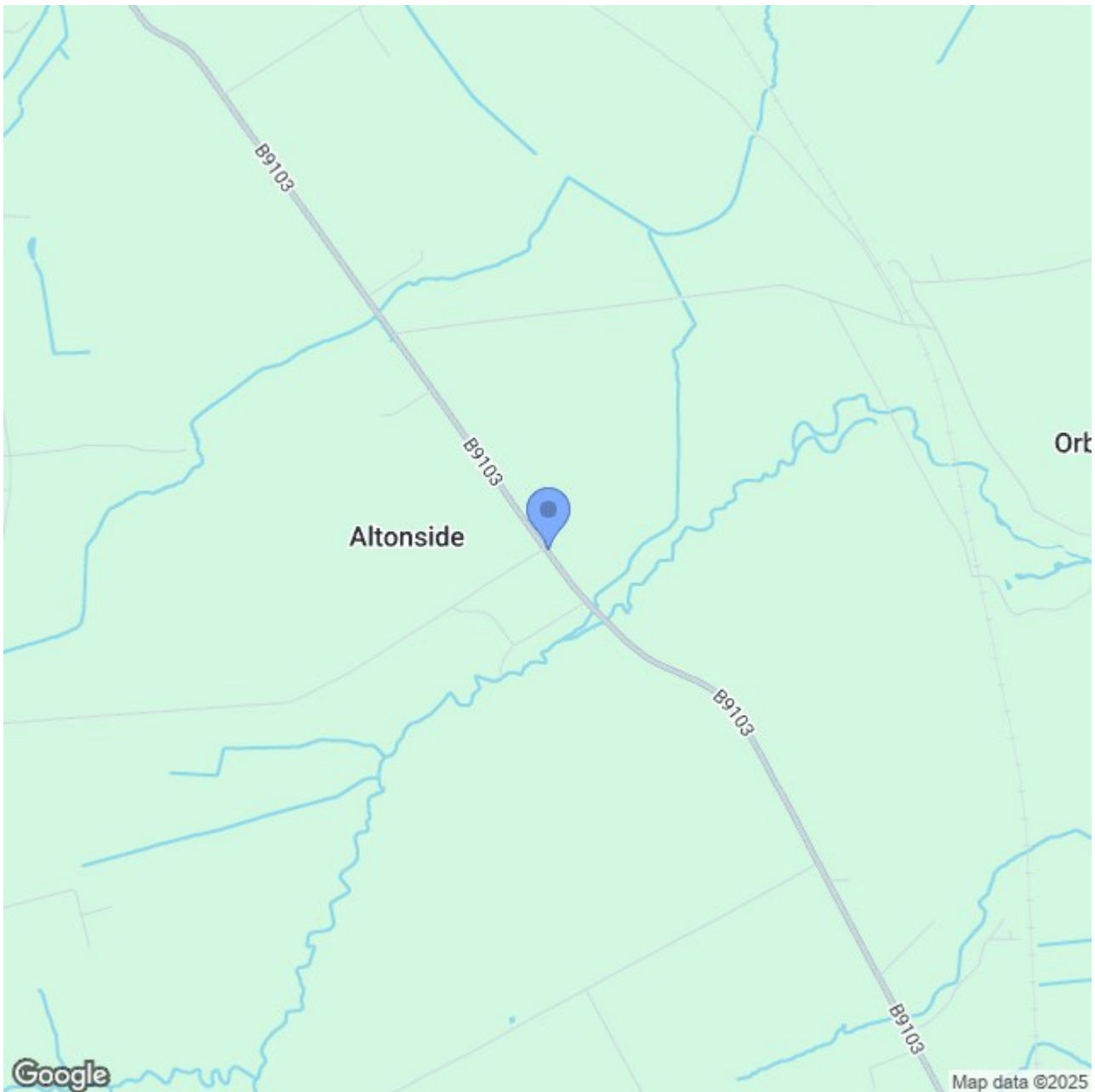


Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all bathroom, shower room and ensuite fittings and the two ovens, combination microwave/warming drawer, hob, extraction unit, integrated dishwasher, fridge and freezer in the kitchen and the wooden shed, summerhouse, greenhouse and rotary clothes dryer in the garden.

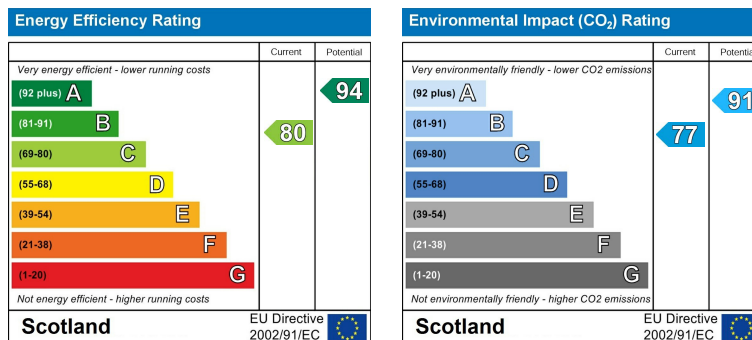
Council Tax Band: F

Viewings: Contact selling agent on 01343 555150

Area Map



Energy Efficiency Graph



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