



**Harper
Macleod LLP**
Estate Agents & Solicitors



Plot 3 The Paddock, Newton, IV30 8XW

Asking price £498,000

Plot 3 at The Paddock is to be built within the grounds of Newton House in an exclusive four house development.

Newton House is located around three miles west of Elgin and ideally placed for commuting to RAF Lossiemouth with primary and secondary schooling in Elgin and at independent Gordonstoun School.

The house style has been designed by local architects Grant & Geoghegan and is to be built by the well regarded local building firm Russell Construction Limited. The new house at

Plot 3 will be an attractive one and a half storey detached dwelling with accommodation extending to approximately 184m². On the ground floor, the room layout includes a vestibule, hall, kitchen / family room with pantry, utility room, shower room, plant room and 2 bedrooms. On the first floor, there will be a landing leading to two bedrooms, both en-suite. The property will also have a detached garage.

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KEY BUILD SPECIFICATIONS

- ICF Build (Insulated Concrete Formwork)
- Energy efficient triple glazed hardwood windows and doors
- Thermopine Cladding by Russwood
- Off white render
- Grade A Spanish slates
- Palermo oak doors throughout
- Oak staircase, MDF treads and risers with 10mm toughened glass balustrade

HEATING

- Air source heating system with hot water storage tank
- Underfloor heating to ground floor
- Radiators to first floor rooms
- Wood burning stove

ELECTRICAL

- White electrical fittings throughout
- TV points in family room and bedrooms
- Shower points in all 'en suites' and bedrooms
- Low energy spotlights in kitchen, utility, bathrooms and 'en suite'
- Low energy pendant lighting in bedrooms
- Smoke, heat and carbon monoxide detectors

DRAINAGE

- Graf one 2 clean sewage treatment plant
- Rainwater soakaway

Internal Decoration

- Walls and ceiling painted with two coats of matt emulsion
- Two coats of satin wood to all door frames, skirting and facings

SERVICES

- Mains electric, water and BT

DRIVEWAY AND LANDSCAPING

- Driveway to be formed with timber upstanding edge, type 1 hardcore and finished with Parkmore driveway chip
- Garden areas to be grass seeded
- Boundary fences to be post and wire
- Grey concrete slabs to paths and patio area

ALLOWANCES

An allowance for kitchen and utility fittings is included up to £20,000, for bathrooms and 'en suites' up to £10,000 and for the wood burning stove, including flue and hearth £3,500.

Area Map



Energy Efficiency Graph

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