



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **Avalon , Longmorn, IV30 8RN**

**Offers over £420,000**

Immaculate architect designed south facing bungalow with uninterrupted views over the open countryside and situated in a quiet and picturesque rural location a short drive from Elgin. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen/family room, utility room, guest WC, study, dining room, four double bedrooms (one with en-suite and dressing room) and a family bathroom. The property which is in excellent order throughout further benefits from double glazing, oil central heating, garage and garden.

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#### ENTRANCE VESTIBULE

uPVC entrance door; glazed side panels; solid oak flooring; inset ceiling spotlights.

#### HALLWAY



Two built-in storage cupboards; fitted carpet; inset ceiling spotlights.

#### LOUNGE

23'7" x 14'6" (7.20m x 4.43m)



Picture window to front; solid oak flooring; two ceiling light fittings.

#### DINING KITCHEN/FAMILY ROOM

22'7" x 15'5" (6.90m x 4.72m)



Double aspect to side and rear; fitted kitchen in solid Oak; built-in double electric oven; hob and hood; integrated dishwasher and under counter fridge; tile effect flooring. Solid Oak flooring in the family area; ceiling light fitting.

#### UTILITY ROOM

10'7" x 7'10" (3.24m x 2.40m)



uPVC and glazed door; window to rear; base units; stainless steel sink; plumbing and space for washing machine and tumble dryer; tile effect flooring; inset ceiling spotlights.

**GUEST WC**

5'10" x 4'1" (1.80m x 1.25m)



Internal room; sink; WC; tile effect flooring; ceiling spot light; extractor fan.

**DINING ROOM**

14'7" x 10'0" (4.46m x 3.06m)



French doors to the rear garden; solid Oak flooring; ceiling light fitting.

**STUDY**

7'11" x 5'4" (2.43m x 1.64m)



Window to front; solid Oak flooring; ceiling light fitting.

**BEDROOM 1**

15'8" x 12'6" (4.80m x 3.83m)



Window to rear; fitted carpet; ceiling light fitting.

**DRESSING ROOM**

10'5" x 7'7" (3.19m x 2.33m)



Window to rear; fitted carpet; ceiling light fitting.

**EN-SUITE SHOWER ROOM**

7'7" x 5'10" (2.33m x 1.80m)



Window to side; sink; WC and shower cubicle with mains shower; ceramic tile flooring; inset ceiling spotlights.

**BEDROOM 2**

13'5" x 10'7" (4.10m x 3.23m)



Window to front; triple built-in wardrobes; fitted carpet; ceiling light fitting.

**BEDROOM 3**

10'11" x 10'7" (3.33m x 3.23)



Window to front; triple built-in wardrobes; fitted carpet; ceiling light fitting.

### BEDROOM 4

14'2" x 9'5" (4.32m x 2.88m)



Window to rear; triple built-in wardrobes; fitted carpet; ceiling light fitting.

### FAMILY BATHROOM

10'7" x 8'10" (3.23m x 2.70m)



Window to side; sink; WC; bath and recessed shower cubicle with mains shower; ceramic tile flooring; ceiling light fitting.

### DOUBLE GARAGE



Up and over door; power and light; personnel door to the rear garden.

### OUTSIDE



The garden to the front is mainly lawn bordered with mature shrubs and trees; a substantial gravel driveway provides off street parking for several vehicles. The garden wraps round the property to a lovely secluded and generous rear garden which has a good expanse of lawn; mature shrubs and trees; patio areas; two wooden garden sheds, rotary clothes dryer and greenhouse.

### NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom, guest WC and en-suite fittings; the built-in double electric oven, hob, hood, integrated dishwasher and under counter fridge in the kitchen and the wooden garden shed and greenhouse in the

garden.

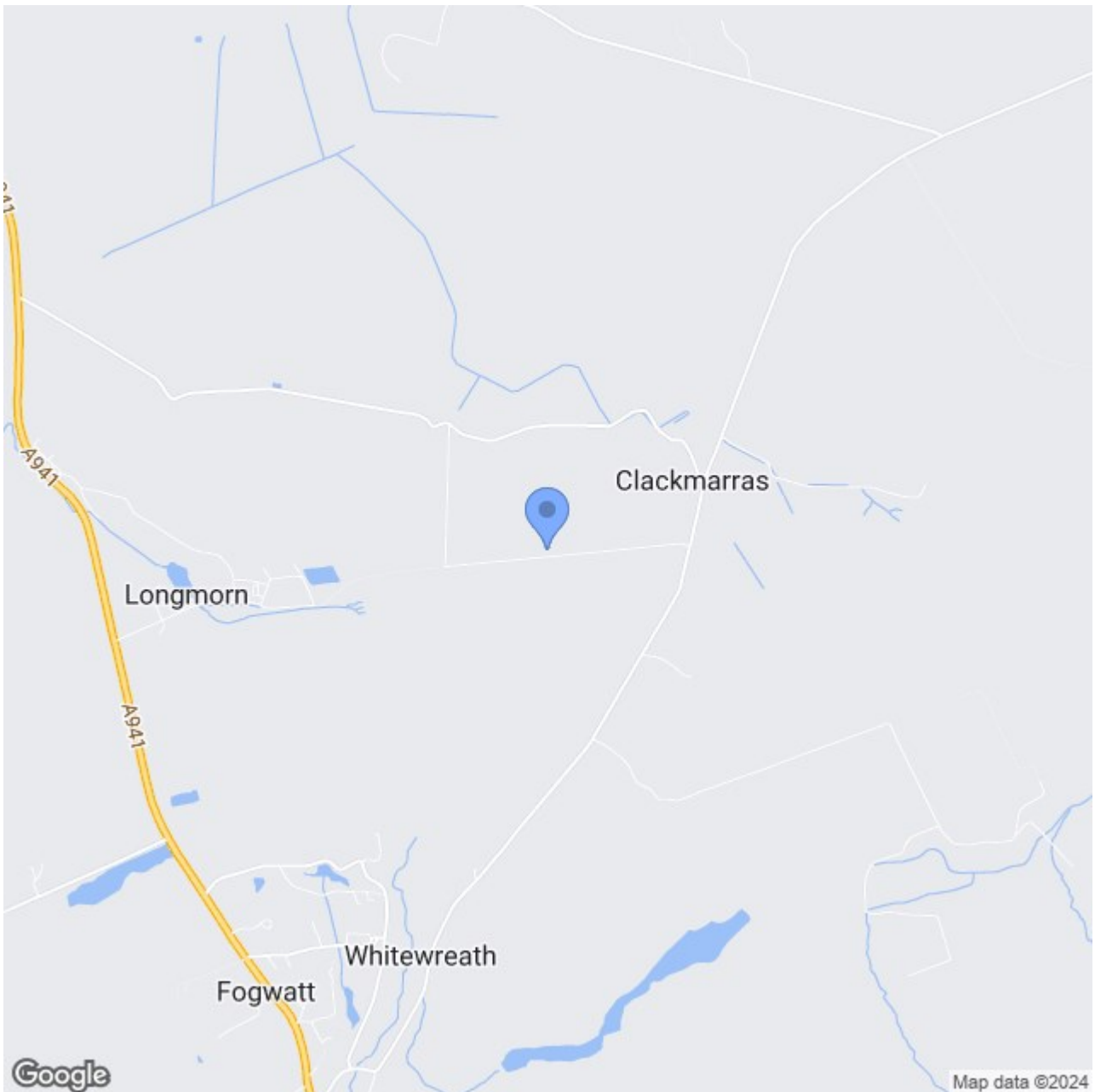
COUNCIL TAX BAND: F

**DIRECTIONS**

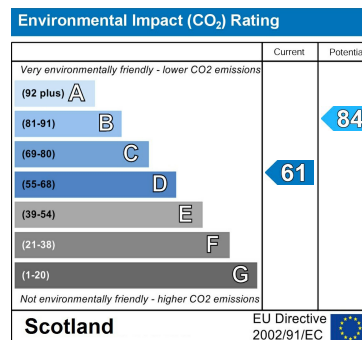
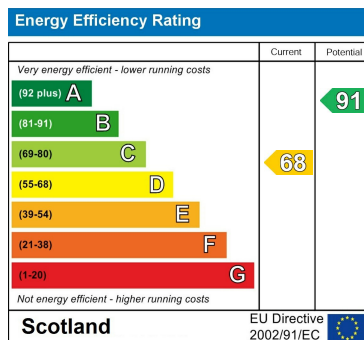
On the A941 take the turning signposted for Longmorn Distillery. Drive along that road, keeping to the right and the property is at the end of the track.



## Area Map



## Energy Efficiency Graph



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