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Macleod LLP**  
Estate Agents & Solicitors



## **Stedever Spynie, Elgin, IV30 8XJ**

**Offers over £620,000**

Stylish and spacious inside and out, Stedever is a property not to be missed. Architect designed to a high specification with fantastic views out over the open countryside this is an outstanding family home set in a sought after semi-rural location close to historic Spynie Kirk. The accommodation comprises entrance vestibule, hallway, lounge/dining area, dining room/family room, dining kitchen, utility room, ground floor bedroom with en-suite, family bathroom and on the first floor three further bedrooms and a shower room. The property which is exceptional order further benefits from air source central heating (all under-floor on the ground floor), double glazing, a balcony leading from the upstairs landing, spacious garden grounds and a garage.

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### ENTRANCE VESTIBULE

Composite entrance door; glazed to either side; ceramic tiled flooring; ceiling light fitting.

### HALLWAY



Spacious under-stair cupboard housing the under-floor heating manifold; ceramic tiled flooring; three ceiling light fittings.

### LOUNGE & DINING AREA

26'1" x 16'7" (7.96m x 5.06m)



Triple aspect to front, side and rear; recessed wall mounted Stovax log-burner; ceramic tiled flooring; three wall light fittings and two ceiling light fittings.

### DINING/FAMILY ROOM

16'6" x 13'5" (5.04m x 4.09m)



French doors to the rear garden; ceramic tiled flooring; two ceiling light fittings.

### DINING KITCHEN

20'9" x 15'7" (6.33m x 4.76m)

Double aspect to front and side; fitted kitchen by Riverside Kitchens; built-in double Miele electric ovens; induction hob and hood; integrated dishwasher; fridge and freezer; central island with bench seat and matching table; ceramic tiled flooring; inset ceiling spotlights; three ceiling light fittings.

### PANTRY

11'8" x 4'3" (3.58m x 1.31m)

Window to side ceramic tiled flooring; ceiling light fitting.

### UTILITY ROOM

12'4" x 8'7" (3.78m x 2.64m)

Window to rear; range of units to match the kitchen; stainless steel sink; integrated Miele washing machine and tumble dryer; spacious built-in cupboard housing the hot water tank; ceramic tiled flooring; ceiling light fitting.

**FAMILY BATHROOM**

11'8" x 8'3" (3.57m x 2.52m)



Window to side; vanity mounted sink; WC; bidet and bath; ceramic tiled flooring; inset ceiling spotlights.

**BEDROOM 1**

15'7" x 12'10" (4.75m x 3.93m)



Window to front; double built-in wardrobe; ceramic tiled flooring; ceiling light fitting.

**EN-SUITE SHOWER ROOM**

9'3" x 4'11" (2.84m x 1.50m)

Window to side; vanity mounted sink; WC and shower enclosure with mains shower; ceramic tiled flooring; inset ceiling spotlights.

**STAIRCASE AND LANDING**



Window to front; door leading to the balcony to the rear with stunning views over the open countryside; fitted carpet; two ceiling light fittings.

**BEDROOM 2**

20'8" x 12'0" (6.32m x 3.68m)



Double aspect to side and rear; double built-in wardrobes; fitted carpet; three ceiling light fittings.

### BEDROOM 3

17'9" x 12'0" (5.43m x 3.66m)



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

### BEDROOM 4

17'0" x 12'1" (5.19m x 3.69m)



Two windows to side; fitted carpet; ceiling light fitting.

### SHOWER ROOM

10'1" x 8'3" (3.08m x 2.52m)

Window to side; vanity mounted sink; WC and shower enclosure with mains shower; ceramic tiled flooring; inset ceiling spotlights.

### GARAGE



Remote controlled up and over door; power and light.

### OUTSIDE



The property sits in a substantial plot with a good size area of low maintenance gravel to the front and side providing a good deal of off-street parking. The rear of the property is mainly lawn with neatly tended borders and a Patio area, ideal for seating and dining.

### NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom, shower room and en-suite fittings; the built-in double electric Miele ovens, induction hob, hood, integrated dishwasher, fridge, freezer and the dining table and chairs in the kitchen, the integrated Miele washing machine and tumble dryer in the utility room.

Note: The Stihl Robot lawnmower is included in the sale.

Some items of furniture may be available by separate negotiation.

COUNCIL TAX BAND: G

**VIEWING CONTACT SELLING AGENT**

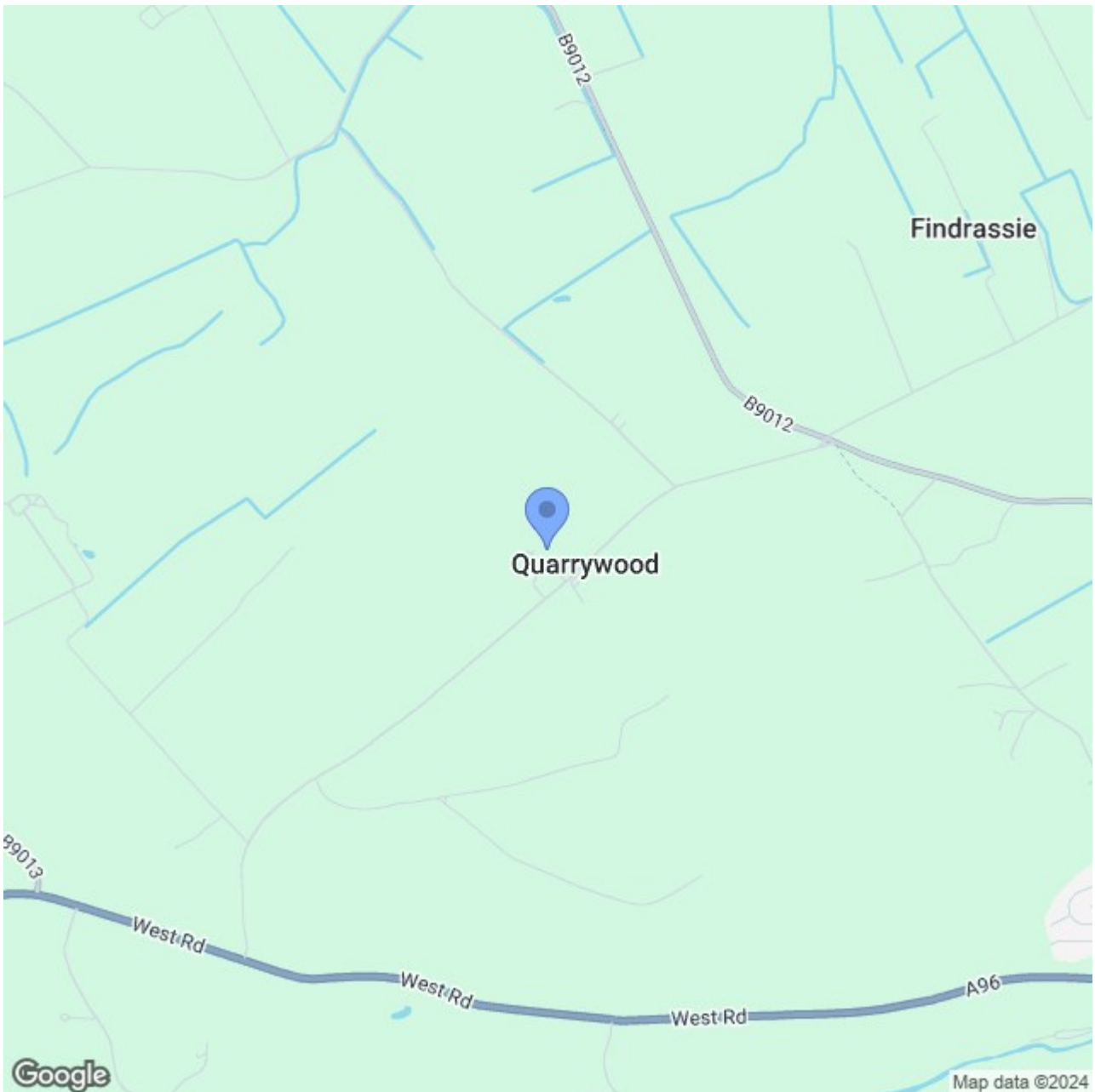
**DIRECTIONS**



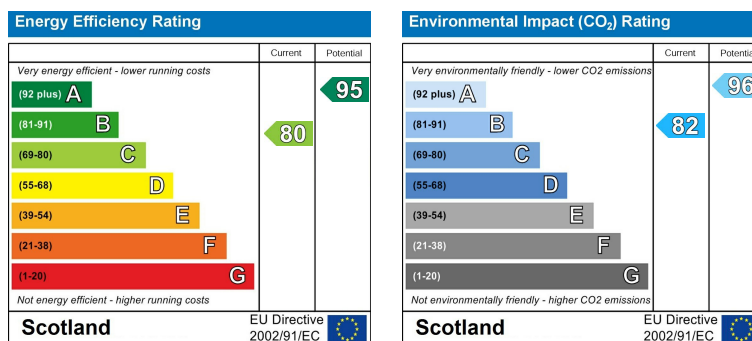
From the B9012, take the turning signposted for Spynie Parish Church. The road to Stedever is opposite Spynie village hall, to the right side of The Old Schoolhouse.



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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