



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **Rochomie , Drybridge, AB56 5JP**

**Offers over £515,000**

Rochomie is an elegant detached property set in around an acre of immaculate garden grounds. Situated in an enviable elevated location with magnificent views over the open countryside to the Moray Firth and its beautiful coastline. The accommodation comprises entrance vestibule, hallway, lounge, sun room, dining room, dining kitchen, utility room, shower room and, on the first floor, bedroom with dressing area and en-suite shower room, three further double bedrooms and a family bathroom. The property further benefits from many hardwood finishings, ground source heat pump central heating, double glazing, substantial garden grounds, double garage and a driveway providing parking for several cars.



#### ENTRANCE VESTIBULE

8'1" x 6'2" (2.47m x 1.89m)



Composite entrance door; (walk-in cloak cupboard housing the electric consumer units and under-floor heating controls; range of coat rails; fixed shelving); tile effect flooring; inset ceiling spotlights.

#### SHOWER ROOM

8'10" x 4'10" (2.70m x 1.48m)

Window to side; sink and WC; shower enclosure with mains shower; tile effect flooring; inset ceiling spotlights; extractor fan.

#### HALLWAY

17'4" x 15'4" (5.30m x 4.69m)

Fitted carpet; inset ceiling spotlights.

#### LOUNGE

27'1" x 15'4" (8.28m x 4.69m)



Double aspect to front and rear; Ingleneuk fireplace through to Sun lounge; log burner; fitted carpet; inset ceiling spotlights.

#### SUN LOUNGE

15'7" x 14'11" (4.75m x 4.57m)



Glazed on three sides; tile effect flooring; Ingleneuk fireplace through to lounge.

#### DINING ROOM

19'5" x 17'6" (5.93m x 5.34m)

Windows to side and rear; French doors to the garden; fitted carpet; two ceiling light fittings.

### DINING KITCHEN

21'5" x 15'4" (6.54m x 4.69m)



Windows to front and side; fitted kitchen in painted wood effect; integrated dishwasher and fridge; double electric oven; hob and hood; central island; tile effect flooring; inset ceiling spotlights.

### UTILITY ROOM

15'4" x 5'6" (4.69m x 1.69m)

Window to rear; units to match the kitchen; stainless steel sink; plumbing and space for washing machine and tumble dryer; door to rear garden.

### STARICASE AND LANDING

19'4" x 17'6" (5.91m x 5.34m)



Hardwood staircase; two front facing Velux windows; fitted carpet; inset ceiling spotlights; two spacious built-in storage cupboards.

### BEDROOM 1

15'4" x 14'10" (4.69m x 4.53m)



Window to front; dressing area (4.53m x 1.33m) with ample hanging rails and drawers; fitted carpet; ceiling light fitting.

### EN-SUITE SHOWER ROOM

15'4" x 7'6" (4.69m x 2.30m)



Window to rear; vanity mounted sink and WC; wet-room style shower enclosure with mains shower; chrome towel radiator; wall mounted cabinet; tile effect flooring; inset ceiling spotlights; extractor fan.



**BEDROOM 2**

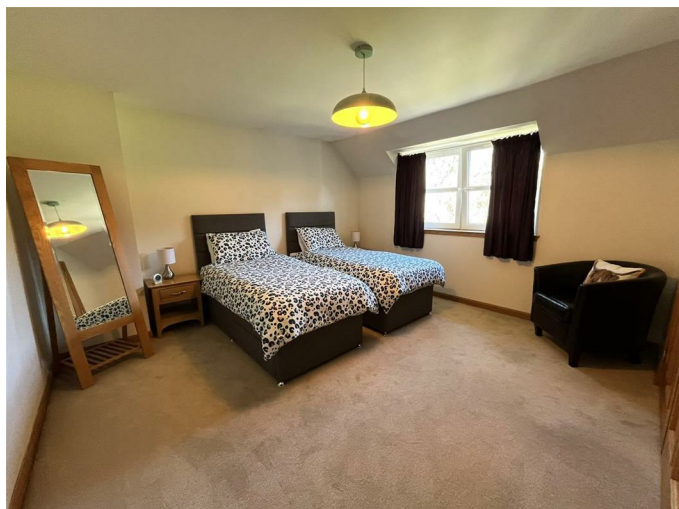
15'4" x 13'6" (4.69m x 4.12m)



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

**BEDROOM 3**

15'4" x 13'6" (4.69m x 4.12m)



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

**BEDROOM 4**

12'4" x 9'11" (3.78m x 3.03m)



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

**FAMILY BATHROOM**

12'4" x 7'4" (3.77m x 2.24m)

Window to rear; vanity mounted sink, WC and bath; shower cubicle with mains shower; chrome towel radiator; tile effect flooring; inset ceiling spotlights; extractor fan.

**DOUBLE GARAGE**



Electric door; power and light; housing the ground source heating system; work bench; personnel door to rear garden.



## OUTSIDE



The property is set in just over an acre of ground. A sweeping gravel driveway provides parking for several vehicles. The immaculate garden is mainly lawn with mature planted borders, well manicured hedging and a variety of trees and shrubs.



## NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all bathroom, shower room and en-suite fittings, the double oven, hob, hood and integrated dishwasher in the kitchen, the washing machine and tumble dryer in the utility room, the fridge freezer in the garage and the metal shed in the garden.

Council Tax Band: F

Viewings: Contact selling agent on 01343 555150

## DIRECTIONS

From Elgin;

Take A96 Fochabers direction.

At Fochabers take A98 Buckie direction.

At Inchgower distillery take road on right marked Deskford/Drybridge.

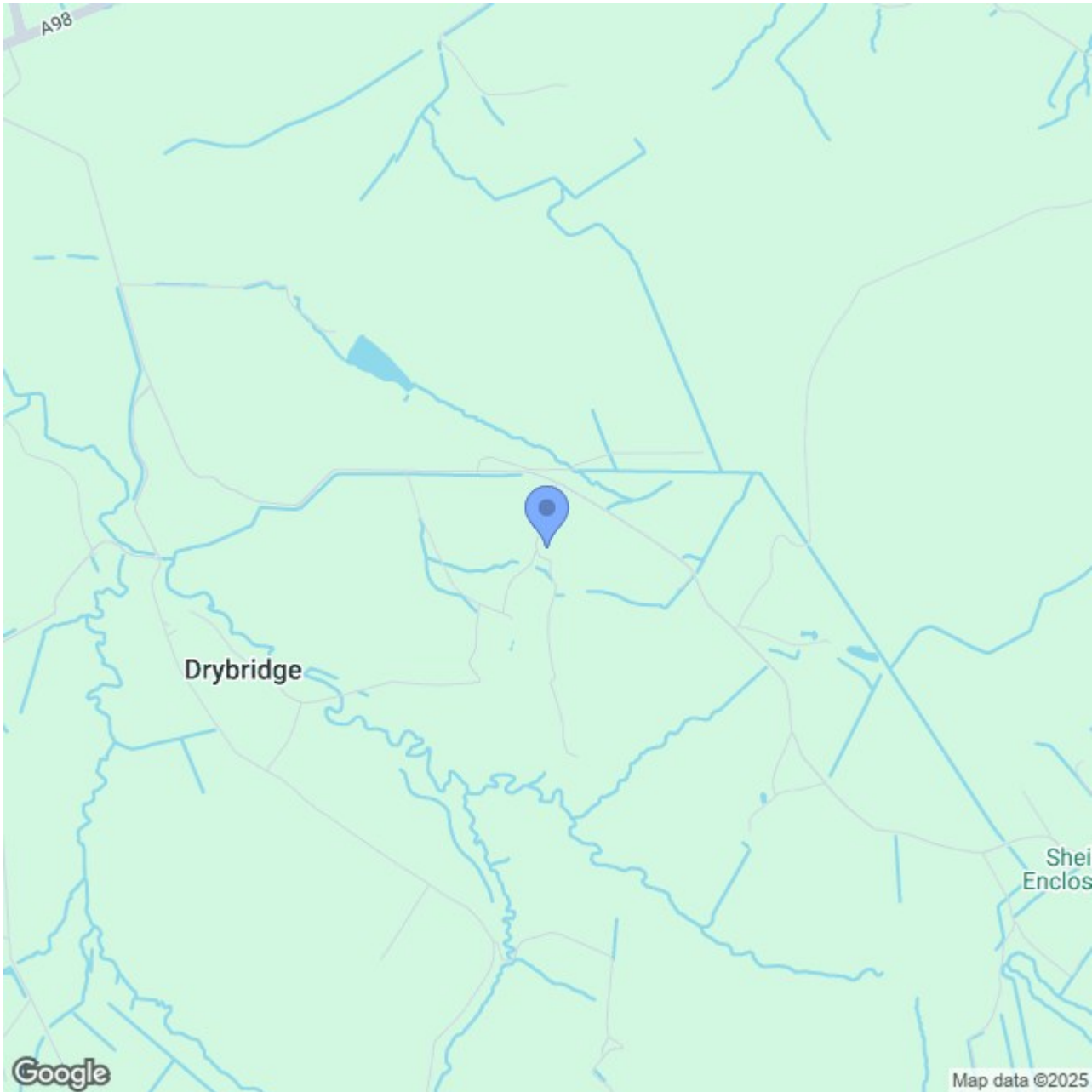
At T junction with Drybridge marked to the right carry straight on up hill in Deskford direction.

Road does become single track with passing places.

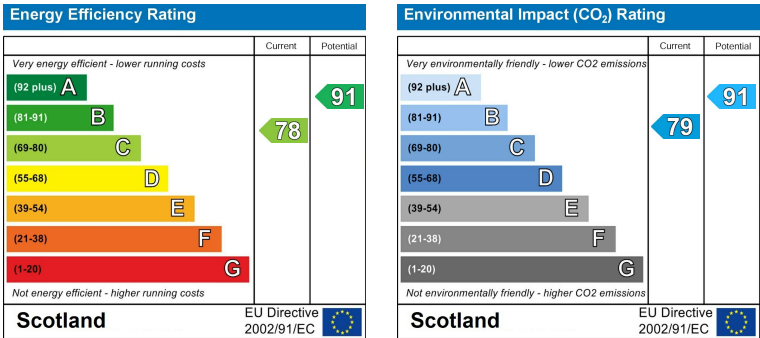
After approximately 0.5 miles at track on left with red/white Private road Residents only sign turn into track.

Rochomie is the first house on the track.

Area Map



Energy Efficiency Graph



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