



**Harper
Macleod LLP**
Estate Agents & Solicitors



3 Dunkinty, Elgin, IV30 8RA **Offers over £700,000**

Impressive five bedroom property situated in the exclusive gated development of Dunkinty in Elgin. This immaculately presented family home is set within generous grounds extending to approximately one acre providing a great deal of privacy and space surrounding the property. The accommodation comprises: entrance vestibule, hallway, dining room/reception, sun room, lounge, dining kitchen, utility, study/office, main bedroom suite with balcony, en-suite shower room and dressing room, four further double bedrooms (one with en-suite shower room), guest WC, shower room and family bathroom. The property further benefits from under floor heating throughout, quality wood finishings, alarm system, summerhouse with bar, integral double garage and driveway.

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ENTRANCE VESTIBULE
6'8" x 5'11" (2.04m x 1.81m)



Window to front; UPVC & glazed door with glazed side panel; ceiling light fitting; slate tiled flooring; wooden & glazed door leads into the hallway.

HALLWAY
17'11" at widest x 14'1" at longest (5.47m at widest x 4.31m at longest)

Two ceiling light fittings; wooden flooring; spacious under-stair storage cupboard housing the electric consumer units; leads to dining/reception area, lounge, bedroom 4, shower room and dining kitchen.

DINING/RECEPTION ROOM
15'1" x 11'8" (4.60m x 3.58m)



Presently used as a sitting room but could also be used as a dining room. Vaulted ceiling with eight skylight Velux windows above; ceiling light fitting; wooden flooring; leads through to the sun room.

SUN ROOM
13'1" x 10'4" (4.00m x 3.16m)



Glazed on all sides; ceiling light fitting; wooden flooring; patio doors lead out to the garden.

LOUNGE
25'1" at longest 17'5" at widest (7.67m at longest 5.33m at widest)



Full length windows to side & rear; two ceiling light fittings; fitted carpet.

STUDY/OFFICE

9'9" x 8'0" (2.99m x 2.44m)



Window to side; ceiling light fitting; fitted carpet.

SHOWER ROOM

9'8" at longest x 7'1" at widest (2.95m at longest x 2.16m at widest)



Window to side; inset ceiling spotlights; extractor; fully tiled; vanity mounted sink, WC & spacious walk-in shower cubicle with mains fed shower; built-in mirrored bathroom storage, wall mounted chrome heated towel radiator; recessed shelving.

BEDROOM 5

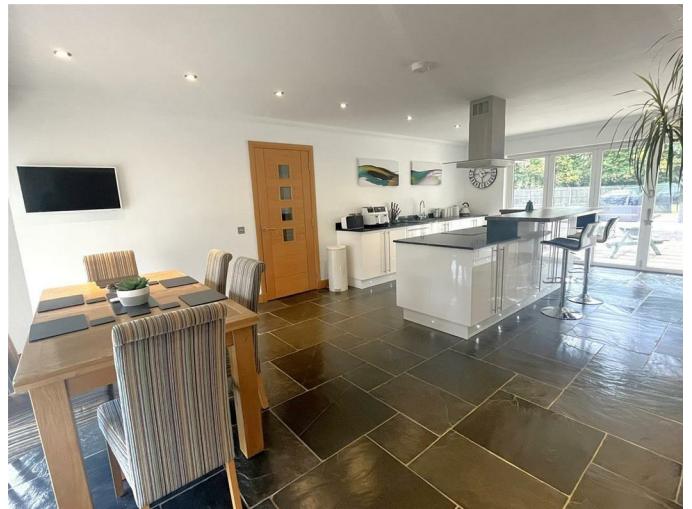
16'4" x 15'11" (5.00m x 4.87m)



Full length window to front & window to side; ceiling light fitting; double built-in wardrobe.

DINING KITCHEN

26'2" x 15'8" (8.00m x 4.80m)



Full length windows to front; bi-fold doors to rear lead out onto a patio area & garden; inset ceiling spotlights; slate tiled flooring; modern fitted kitchen in white high gloss with black granite work top; AEG induction hob & hood; AEG built-in electric oven; AEG built-in combination grill/microwave with plate warming drawer; integrated AEG dishwasher; door leads to utility room.

UTILITY ROOM

16'11" x 6'5" (5.17m x 1.98m)



Window to rear; inset ceiling spotlights; extractor; white gloss units to match the kitchen; stainless steel sink & drainer; space & plumbing for washing machine & tumble dryer; door to guest WC; door to integral garage.

GUEST WC

6'9" x 6'6" (2.06m x 2.00m)



Window to front; inset ceiling spotlights; extractor; fully tiled; WC & sink: plumbing in place for a shower if desired.

STAIRCASE & LANDING

23'8" at widest x 13'4" at longest (7.22m at widest x 4.07m at longest)



Two ceiling light fittings; fitted carpet; double built in storage cupboard which also houses the under-floor heating controls; hatch to the loft space.

GALLERY

13'1" approx x 11'8" (4.00m approx x 3.56m)



Gallery sitting area on landing; eight automatic (rain sensor) Velux skylights to rear; ceiling light fitting; fitted carpet.

BEDROOM 2

16'6" at longest x 13'2" at widest (5.03m at longest x 4.02m at widest)



Windows to side & rear; ceiling light fitting; fitted carpet; double built-in mirrored wardrobe; door to en-suite.

BEDROOM 2 EN-SUITE

6'10" x 6'1" (2.10m x 1.87m)



Velux window to rear; inset ceiling spotlights; extractor; fully tiled; vanity mounted sink, WC and corner shower cubicle with mains fed shower; wall mounted chrome heated towel radiator.

FAMILY BATHROOM

9'3" x 6'8" (2.84m x 2.04m)



Window to side; inset ceiling spotlights; extractor; fully tiled; four piece suite comprising WC, vanity mounted sink, Jacuzzi bath and double shower cubicle with mains fed shower; stylish concealed bathroom storage; built-in mirrored bathroom cabinet; chrome wall mounted heated towel radiator.

BEDROOM 3

14'11" x 13'6" (4.55m x 4.13m)



Window to rear; ceiling light fitting; fitted carpet; double built-in mirrored wardrobe; built-in cupboard housing the hot water tank.

BEDROOM 4

13'10" x 8'5" (4.23m x 2.59m)



Velux window to rear; ceiling light fitting; fitted carpet.

BEDROOM 1

17'9" at longest x 15'3" at widest (5.43m at longest x 4.67m at widest)



Patio doors to front with balcony; ceiling light fitting; wooden flooring; two double built-in mirrored wardrobes; door to dressing room.

DRESSING ROOM

17'3" at widest x 9'11" (5.26m at widest x 3.03m)



Windows to front & rear; ceiling light fitting; wooden flooring; built-in storage/rail; door to en-suite.

BEDROOM 1 EN-SUITE

12'7" at widest x 9'3" (3.84m at widest x 2.84m)



Window to front; inset ceiling spotlights; extractor; fully tiled; WC vanity mounted sink and walk-in shower with mains fed shower and large waterfall shower head; chrome wall mounted towel radiator.

INTEGRAL GARAGE

25'8" at widest x 20'8" at longest (7.83m at widest x 6.30m at longest)

Two electric doors; two ceiling strip lights; door to rear which leads to work shop area; Worcester gas central heating boiler.

SUMMER HOUSE

Wooden and glazed double doors with windows either side; power and light; bar.

OUTSIDE

There is a block paved driveway to the front of the property providing off-street parking for several cars; wraparound garden grounds laid to lawn and extending to approximately one acre with several mature trees; large patio area with summerhouse; wooden shed; sunken trampoline.

NOTES



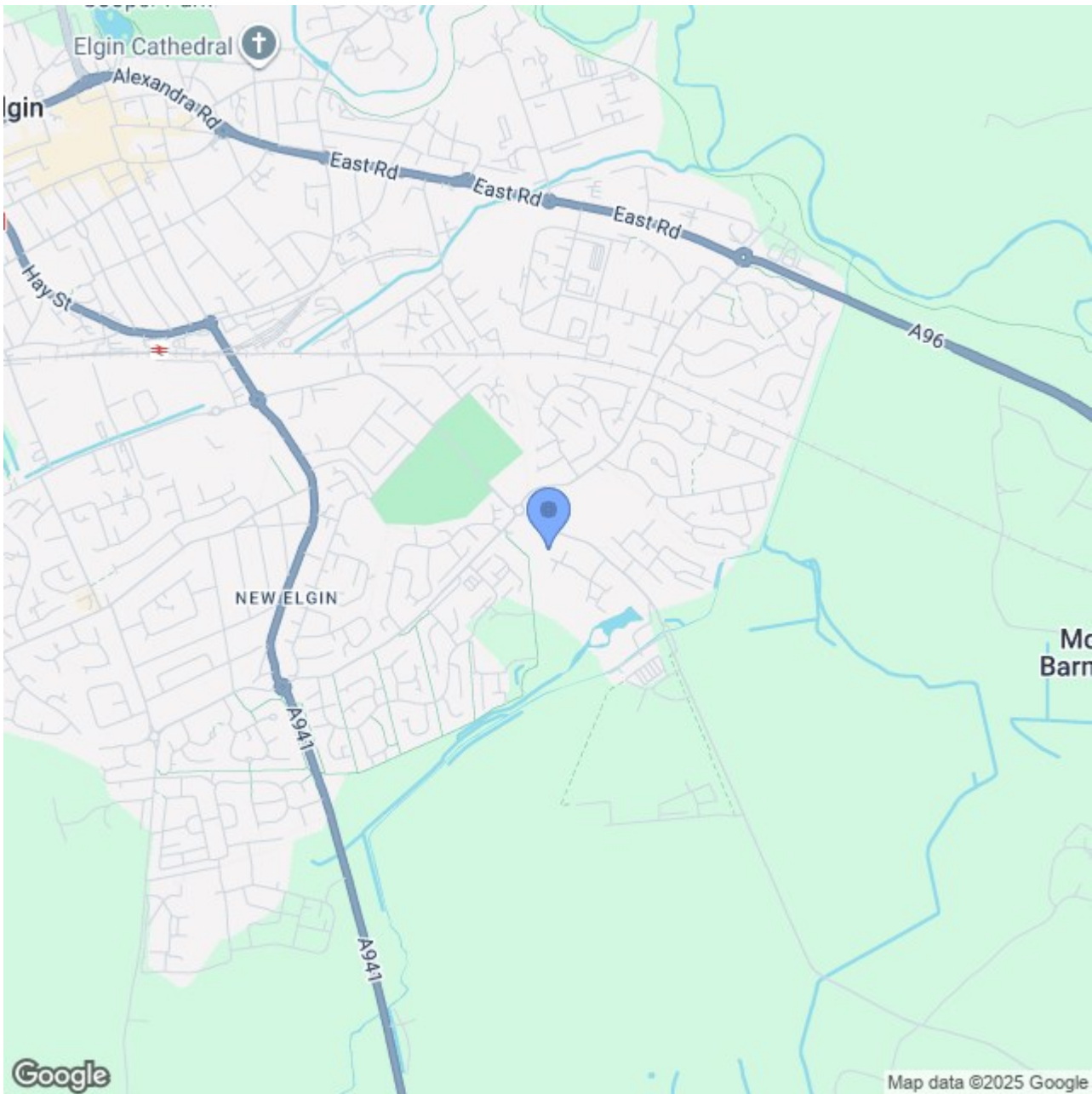
Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all bathroom, shower room, guest WC and en-suite fittings, all integrated appliances in the kitchen and the summer house and wooden shed in the garden.

Items of furniture may be available by separate negotiation.

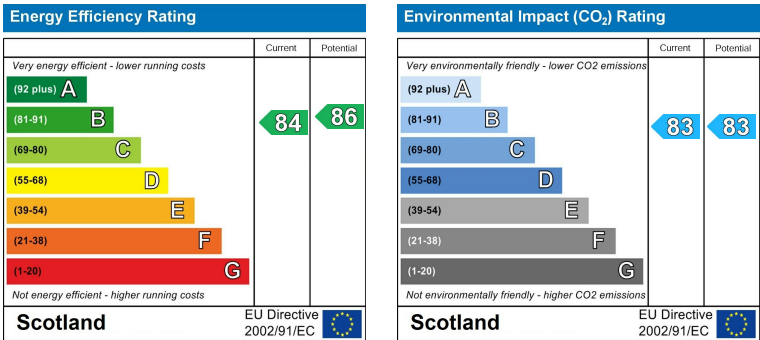
To arrange a viewing, contact the selling agent on 01343 555150



Area Map



Energy Efficiency Graph



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