



SANDYMOSS

ROSEISLE, IV30 5YQ

£685,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring this to luxurious home to the market. Nestled in the charming locale of Wester Buthill, Roseisle, this exquisite detached house sits in 1.5 acres of grounds including a woodland area, offering a perfect blend of modern living and serene surroundings. Built by the esteemed Russell Construction, the property boasts a contemporary design that caters to the needs of today's discerning homeowner.

Upon entering, you are greeted by the welcoming entrance hall vaulted ceiling and statement staircase. There are two bright and spacious reception rooms with doors leading out to the grounds and a cosy log burning stove, ideal for both entertaining guests and enjoying quiet family evenings. The layout is thoughtfully designed, providing ample space for relaxation and social gatherings. With four well-appointed bedrooms, this home is perfect for families or those who desire extra space for guests or a home office. The property features three bathrooms, ensuring convenience and privacy for all occupants. Each bathroom is designed with modern fixtures and finishes, adding a touch of luxury to everyday living.

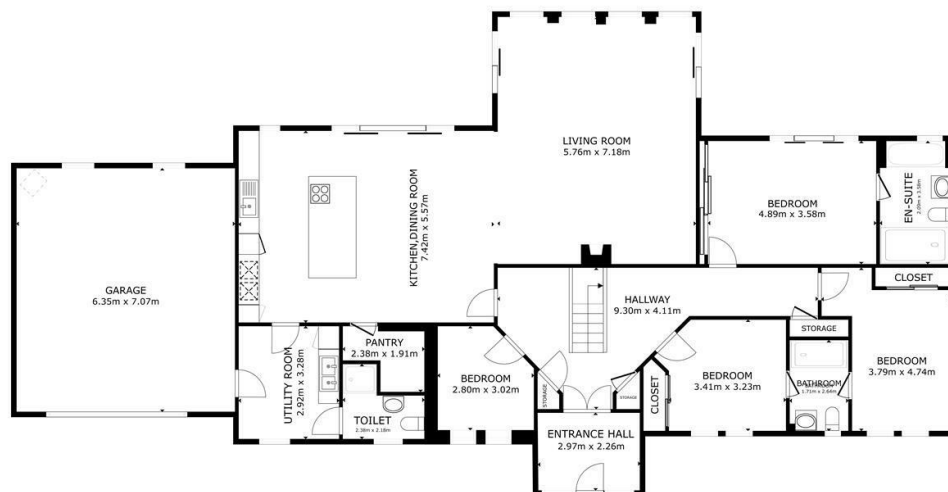
**ARANCI
& FIRTH**
PROPERTY

SANDYMOSS

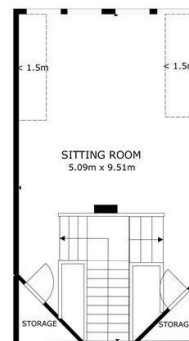
- Modern Luxury in a Peaceful Setting – Impeccably designed detached home, blending contemporary style with serene countryside surroundings
- Spacious & Versatile Living – Two elegant reception rooms offer the perfect balance of space for entertaining, family gatherings, or quiet evenings
- Four Generous Bedrooms – Beautifully appointed rooms, ideal for families, guests, or creating a stylish home office
- Luxurious Bathrooms – Modern fixtures and high-end finishes ensure comfort, convenience, and privacy for every member of the household
- Outdoor Lifestyle – Set in the sought-after village of Roseisle, moments from the stunning sandy beach, sheltered pinewood trails, and dramatic coastal scenery
- Perfect for Entertaining – Open, light-filled spaces designed for modern living and seamless indoor-outdoor enjoyment
- Ample Parking – Secure driveway with space for multiple vehicles, adding everyday practicality to this luxury retreat
- Prime Location – Easy access to Findhorn, Burghead, Hopeman, Forres, and Elgin, with direct routes to Aberdeen and Inverness
- Exceptional Lifestyle Opportunities – Close to championship golf courses, the world-famous Speyside Whisky Trail, leisure clubs, and Gordonstoun School
- Wildlife & Coastal Beauty – Experience Moray's heritage coastline with dolphins, seals, and ospreys frequently spotted along the shore







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 204.3 m² FLOOR 2: 43.4 m²
EXCLUDED AREAS : GARAGE 44.9 m² REDUCED HEADROOM 4.9 m²
TOTAL : 247.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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