



**Greenfield House North Darkland, Elgin, IV30 8LB**  
**Offers In The Region Of £495,000**

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**abs+**  
estateagents



## £20,000 BELOW HOME REPORT VALUATION

Beautifully presented four bedroom detached house positioned within a small and exclusive development in a semi-rural location, only a short walk from the village Lhanbryde and a five minute drive from Elgin.

This spectacular property, which has been built to the highest standard by Cox Building Contractors, has vaulted ceilings in the lounge, kitchen and hallway which ensures there is plenty of natural light, no matter the time of year. Further benefiting from views across the countryside, double glazing, oak doors throughout and an air source heat pump providing underfloor heating at ground level along with radiators in the bathroom and at first floor level.

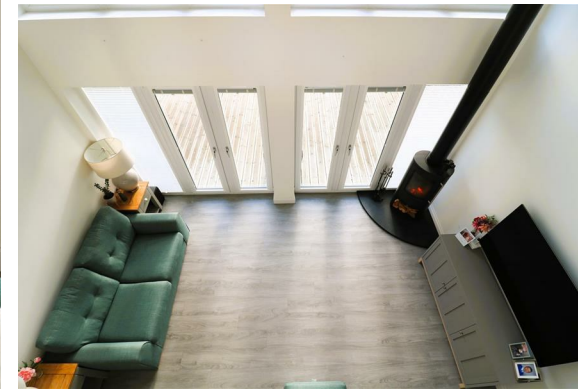
Accommodation comprises, on the ground floor, Lounge, Open Plan Kitchen/Dining Room, Master Bedroom with Ensuite Bathroom, Bedroom 4, Utility Room and Shower Room. And on the first floor, two further double Bedrooms, both with Ensuite Shower Rooms.

Outside there are spacious wraparound gardens which includes a south facing rear garden with a children's play area, a driveway with parking for several cars and a detached double garage.

### Hallway

15'5" x 18'9" (4.71m x 5.74m)

Spacious Hallway with full height windows, glass doors and vaulted ceiling to the front of the property. Doors to Lounge (at either side of the oak staircase), Kitchen/Dining Room, Master Bedroom, Shower Room and Bedroom 4. Under stair cupboard. Cupboard with coat hooks. Smoke detector, contemporary light fitting and Karndean flooring.







### Lounge

15'4" x 13'0" (4.69m x 3.97m)

Bright and airy Lounge with two sets of french doors with full height windows at either side looking out to the rear garden. Vaulted ceiling and the galleried landing overhead are particular features of this room. Freestanding stove, Karndean flooring, smoke detector, carbon monoxide detector, recessed spotlights and contemporary light fitting.

### Kitchen/Dining Room

23'1" x 16'5" at widest points (7.04m x 5.01m at widest points)

Open plan Kitchen and Dining Room which is perfect for modern family living. The kitchen is fitted with a range of grey base and wall mounted units with ample work surfaces. Integrated dishwasher, oven and fridge freezer. Breakfasting bar for casual dining which has space for the hob with extractor hood above. Windows to the front, side and rear. Recessed spotlights and ceiling light and vinyl flooring throughout. The dining area has ample space for a family sized dining table and chairs. French doors with windows at either side, leads to a decking area. Glazed door to the side.



### Utility Room

9'0" x 6'7" (2.76m x 2.01m)

Twin windows to the front. Extractor, smoke detector and recessed spotlights. Cupboard housing air source heat pump.

### Master Bedroom

15'0" x 12'5" (4.59m x 3.81m)

The fabulous Master Bedroom has french doors to a decked area at the rear of the property, with windows at either side offering views over the garden to the countryside beyond. Built-in wardrobes. Fitted carpet and recessed spotlights. Door to:-





### Ensuite Bathroom

7'4" x 10'8" (2.25m x 3.26m)

Fully tiled Bathroom fitted with a four piece suite comprising double ended bath, shower cubicle, WC and wash hand basin. Opaque windows to the front and rear. Chrome towel rail radiator, extractor, recessed spotlights and tiled floor.

### Bedroom 4

14'10" x 10'4" (4.54m x 3.17m)

Double Bedroom with three windows to the front. Built-in wardrobe. Fitted carpet, recessed spotlights.



### Shower Room

5'6" x 6'5" (1.68m x 1.97m)

Shower cubicle, wash hand basin and WC. Radiator, tiled floor, medicine cabinet, extractor and recessed spotlights. Opaque window to the front.



### Galleried Landing

7'11" x 15'4" (2.43m x 4.69m)

The solid oak staircase with glass balustrade leads to the first floor landing with doors to Bedrooms 2 and 3 and outlooks over the Lounge and Hallway. Cupboard. Fitted carpet, two light fittings, smoke detector and hatch to loft space.

### Bedroom 2

15'1" x 20'9" at widest points (4.61m x 6.34m at widest points)

Double Bedroom with Velux windows to the front and rear. Built-in wardrobe. Fitted carpet, radiator and pendant light. Door to:-

### Ensuite Shower Room

Shower cubicle, wash hand basin and WC. Chrome towel rail radiator, extractor, vinyl floor and recessed spotlights.







### Bedroom 3

14'6" x 20'9" at widest points (4.43m x 6.34m at widest points)

Double Bedroom with Velux windows to the front and rear. Built-in wardrobe. Cupboard with shelving. Fitted carpet, radiator and pendant light. Door to:-

### Ensuite

Shower cubicle, wash hand basin and WC. Chrome towel rail radiator, extractor, tiled floor and recessed spotlights.

### Outside

Wraparound garden which has large areas of grass, gravel driveway, enclosed children's play area with climbing frame. External lights, tap and electricity sockets.

### Double Garage

Double detached garage with electronically operated roller shutter doors. Mezzanine storage area with ramsay ladder access. Multiple electricity sockets. Water tap. Pedestrian door.



### Fixtures and Fittings

The fitted floor coverings, blinds and light fittings and the washer/dryer will be included in the sale price along with the integrated fridge/freezer, oven, hob and dishwasher.

### What3Words

scorched.haunts.flaked

Enter these three words on the What3Words website and you will get directions to the property.

### Services mains

Mains electricity and water. Septic tank for drainage. Air source heating.

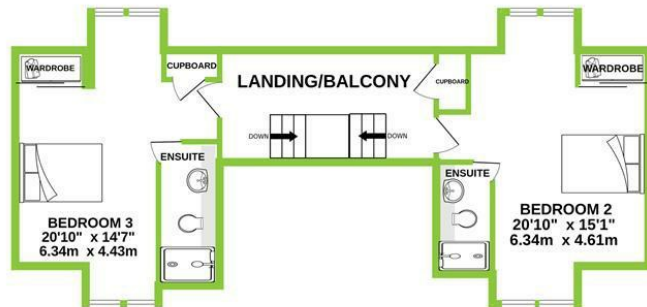
### Home Report

The Home Report Valuation as at November, 2023 is £515,000, Council Tax Band F and EPI rating is C.

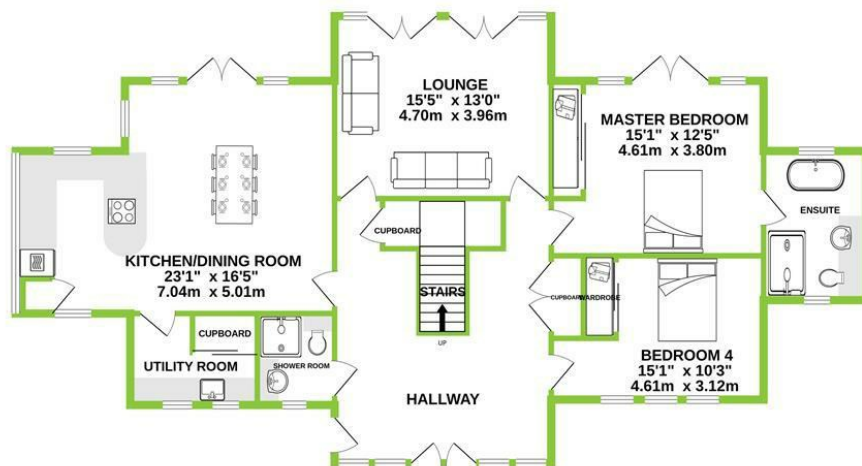




1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.

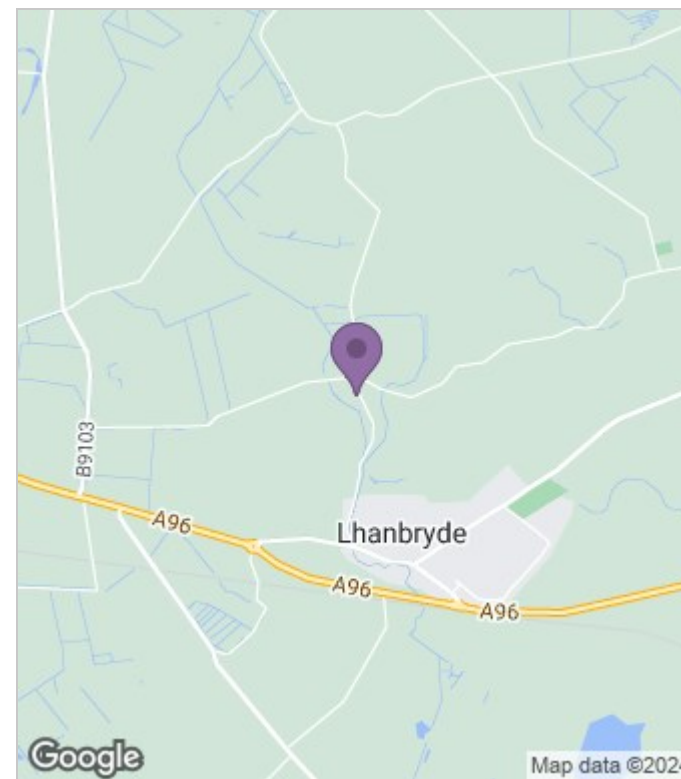


GROUND FLOOR  
1367 sq.ft. (127.0 sq.m.) approx.



TOTAL FLOOR AREA : 2045 sq.ft. (190.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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