



Callaway House , Sherrifston, Elgin, IV30 8LB

Offers Over £525,000

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This exceptional 4 bedroom spacious house is beautifully presented throughout and enjoys fabulous south facing countryside views. Located within a peaceful rural setting whilst being only a stones throw from Elgin and it's excellent schools & amenities.

Accommodation comprises on the ground floor, a Vestibule, Hallway, Lounge, open plan Kitchen/Dining/Family Room which opens out via bi-fold doors to a classy outdoor living space, Utility Room, Guest WC and Bedroom 4 with Ensuite Shower Room and on the upper floor, a Master Suite incorporating a Bedroom, fabulous Dressing Room and Shower Room, Bedroom 2 with Ensuite Shower Room, Bathroom and Bedroom 3. There is also planning permission in place for a roof terrace to be erected.

The property further benefits from a double garage, double glazing, oak doors throughout and oil fired central heating.

Viewing is essential to appreciate the quality and extent of the accommodation on offer.



Vestibule

6'2" x 4'10" (1.90m x 1.48m)
UPVC doors leads to the Vestibule. Laminate flooring, recessed spotlight and door with glazed side panels leads to:-

Hallway

Doors to Lounge, Kitchen/Dining/Family Room, Guest WC and Bedroom 4. Oak and glass staircase to upper floor. Decorative opaque internal window provides plenty of natural light. Laminate flooring, radiator, smoke detector and recessed down lighters.

Lounge

17'6" x 17'9" (5.35m x 5.43m)
Good-sized Lounge with bay window to the front fitted with blinds and curtains. Two light fittings, smoke detector, fitted carpet, radiator and open fireplace.





Open Plan Kitchen/Dining/Family Room

Well-proportioned room creating a contemporary and stylish space for cooking and hosting, certain to be the hub of family life. Kardean flooring is fitted throughout and there is a Stovax inset wood burning fire with recessed television above. Bi-fold doors leads out to the garden, ideal for entertaining in the warmer months.

Kitchen Area

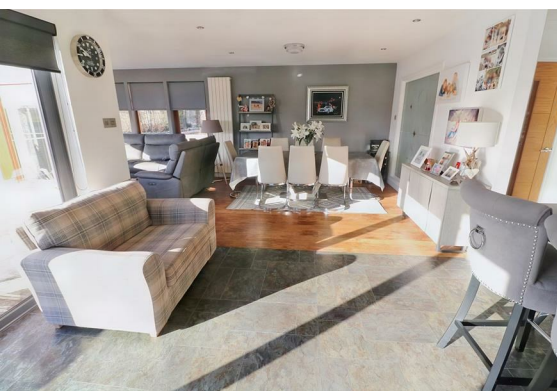
23'11" x 13'0" (7.29m x 3.98m)

Well-appointed kitchen fitted by Riverside Kitchens within the past two years, Sink with Quooker boiling water tap beneath window to the rear with roller blind. Integrated AEG oven, microwave, hob with downdraft extractor, warming drawer, wine cooler and dishwasher. American style fridge freezer. Island with seating area at one end and built-in storage on all sides. Alcove with glass shelving and cupboards below. Vertical radiator. Door to Utility Room.

Dining and Family Room

25'0" x 11'0" (7.64m x 3.37m)

The Dining area has ample space for family sized dining table and chairs. Vertical radiator, ceiling light and recessed down lighters. The Family Room has windows with roller blinds on three sides. Radiator and contemporary light fitting.



Utility Room

12'0" x 5'8" (3.68m x 1.75m)

Base and wall mounted units with work surface. Washing machine. Stainless steel sink and drainer. Window to the rear with roller blind. Cupboard with double doors. Radiator. Doors to Garage and rear Garden.

Guest WC

5'7" x 3'11" (1.72m x 1.21m)

Fully tiled Guest WC fitted with two piece white suite comprising WC and wash hand basin set in vanity unit. Wall mirror, radiator, extractor and recessed spot lights.

Bedroom 4

9'4" x 9'6" (2.85m x 2.92m)

Double Bedroom with window to the front fitted with blinds. Fitted carpet, radiator and pendant light. Built-in wardrobe. Door to:-



Ensuite

6'0" x 5'10" (1.83m x 1.79m)

Corner shower cubicle, wash hand basin and WC.
Fully tiled in the shower area and to dado height on the remaining walls. Radiator, extractor and pendant light.

Upper Floor

Bespoke glass panel and oak staircase leads to the upper landing. Velux window, smoke detector, recessed spotlights and cupboard housing water tank.

Master Suite

Comprises Master Bedroom, Dressing Room and Ensuite Shower Room.

Master Bedroom

15'3" x 12'8" (4.67m x 3.87m)

Window to the front with roller blind. Spacious room with two double wardrobes. Fitted carpet, radiator and recessed spotlights. Opening to Dressing Room and door to Ensuite.

Ensuite

13'7" x 5'9" (4.16m x 1.76m)

Fully tiled Shower Room with corner shower cubicle with mains shower, wash hand basin set in vanity unit and WC with concealed cistern. Velux window, recessed spotlights, wall mirror and 2 chrome towel rail radiators. Built-in cupboard.

Dressing Room

9'3" x 6'3" (2.84m x 1.92m)

Beautifully presented dressing room with built-in wardrobes, drawers and shelving. Velux window with window seat below. Dressing table with power points. Triple light fitting and recessed spotlights, radiator and laminate flooring.

Bedroom 2

12'7" x 11'4" (3.86m x 3.46m)

Double Bedroom with window to the front with roller blind. Two double built-in wardrobes. Pendant light, fitted carpet and radiator. Door to:-

Ensuite

7'10" x 6'5" (2.39m x 1.98m)

Corner shower cubicle, WC and wash hand basin.
Tiling in shower area and to dado height on remaining walls. Velux window, radiator, extractor and ceiling light.





Family Bathroom

7'11" x 10'9" (2.43m x 3.28m)

Comprises double ended whirlpool bath, corner shower cubicle, WC and wash hand basin. Two velux windows, chrome towel rail radiator and double leaf radiator. Wall mirror, extractor and recessed spot lights.



Bedroom 3

12'9" x 13'3" (3.91m x 4.05m)

Double Bedroom with window to the rear with roller blind. Two double built-in wardrobes. Fitted carpet, radiator and light fitting.

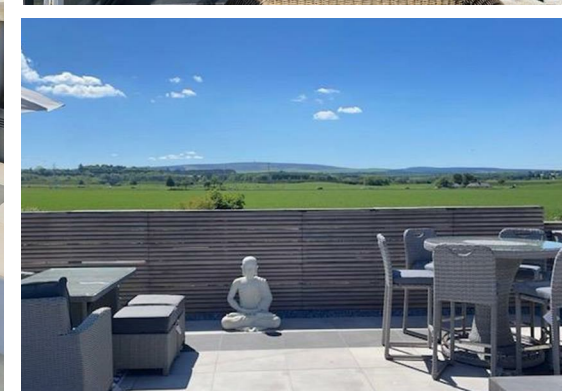


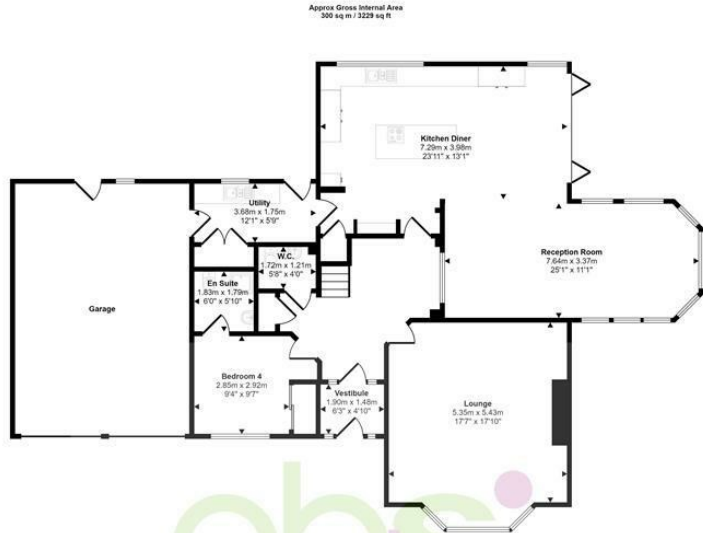
Garage

Up and over door, power and light. Door and window to the rear.

Outside

Lock block driveway with parking for three car leads to the Garage. and an EV charger. Gravel path to the side garden which is laid in lawn. A gate leads to a landscaped garden for outdoor entertaining split into three areas, the first of which has a paved patio with seating around it and an enclosed firepit with further seating, a wraparound decked area with access via bifold doors to the Kitchen/Dining/Family room and a large enclosed patio area with space for outdoor dining furniture all of which have views over the





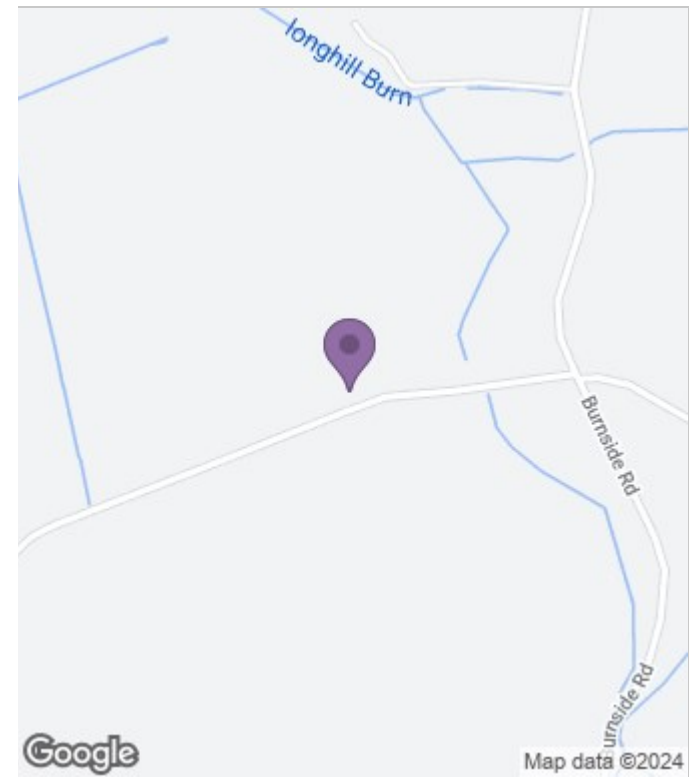
Ground Floor
Approx 176 sq m / 1891 sq ft



First Floor
Approx 124 sq m / 1337 sq ft

Denotes head height below 1.9m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of items such as bathroom suite are representative only and may not look like the real items. Made with Made Stuppy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

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