



43 Glenlossie Road, Thomshill, IV30 8GY

Offers Over £270,000





Nestled in the charming village of Thomshill, only a short drive from Elgin, this delightful semi-detached house offers a perfect blend of countryside living and modern comfort. Boasting four reception rooms, four bedrooms and three bathrooms, this property is ideal for a growing family or those who love to entertain guests.

One of the highlights of this home is the master bedroom balcony, providing stunning views of the surrounding rural landscape. Imagine waking up to the sight of rolling hills and lush greenery every morning - pure bliss!

With oil-fired central heating and double glazing, you can stay warm and cosy during the colder months, making this house a welcoming retreat all year round. The spacious gardens offer plenty of room for outdoor activities, whether it's gardening, hosting a barbecue, or simply relaxing in the fresh country air.

Don't miss the opportunity to make this charming property your own and experience the tranquility and beauty of rural living in Thomshill.

### Entrance Vestibule

3'3" x 3'11" (1m x 1.2m )

Glazed door to hallway. Light fitting and carpet.

### Hallway

The hallway offers a cloak cupboard and an under-stair cupboard. It features a modern light fixture, radiator, and carpeting. It provides access to the Lounge, Study/Bedroom 4, Kitchen, WC, and stairs to the upper floor.

### Lounge/Dining Area

12'7" x 12'9" dining area 10'4" x 7'9" (3.85m x 3.9m dining

area 3.17m x 2.37m)

A semi-open plan arrangement is separated by a feature archway. Patio doors from the Dining area out onto the Decking, and the lounge has 2 front-facing windows along with a wall bracket for a TV. There are also ceiling lights (the ones on display will be removed and replaced with another fitting), smoke detector, 2 radiators, and fitted carpet.

### Study or Bedroom 4

8'9" down to 7'9" m x 7'8" m (2.68m down to 2.37 m x 2.36 m)

This versatile room, currently used as a study, includes a rear-facing window, a fully fitted double wardrobe, ceiling light, radiator, and laminate wood flooring.

### WC

3'1" x 5'0" (0.95m x 1.53m)

The bathroom is fully tiled and features a wash hand basin set in a vanity unit, a WC with a concealed cistern, downlights, an Xpelair extractor fan, a towel radiator, and tiled flooring.

### Kitchen

10'5" x 12'8" (3.2m x 3.88m )

The kitchen offers a full range of fitted units, including a sink with a drainer and splash-back tiling. It features two front-facing windows, an oven, an induction hob, and an extractor hood. Integrated fridge. Archway leading to the dining room. Heat detector and light fitting.

### Dining Area

10'5" x 7'9" (3.2m x 2.38m )

A welcoming social eating space connecting the kitchen and family room, complete with a radiator and track spotlight.

### Family Room

13'1" x 11'1" (4.0m x 3.40m)

The family room boasts double patio doors and three full-length windows, offering plenty of natural light and a beautiful view. It features recessed downlighters, oak flooring, and a wood-burning stove. Easy access to the utility room.

### Rear Hallway

3'1" x 8'9" (0.95m x 2.68m)

The rear hallway features a door to the outside, coat hooks, and tile flooring that continues into the Utility Room.







### Utility Room

3'10" x 7'5" (1.18m x 2.27m)

The utility room is equipped with fitted units, including a worktop, sink, drainer, and wall panelling. It features a ceiling clothes pulley, ceiling light, and Xpelair extractor fan. There is ample space for appliances, and it provides convenient access to the rear garden and garage.

### Upper Floor

This L-shaped landing features a coombed ceiling with a Velux window, two ceiling lights, and a cupboard for added storage convenience.

### Master Bedroom Suite

11'1" x 13'7" (into patio doors) (3.4m x 4.15m (into patio doors))

A standout feature of the house is the master bedroom, which boasts a triangular-shaped triple window set on a coombed ceiling. Double-glazed doors open onto a balcony, offering stunning views. A passageway with downlights and integrated storage, including his and hers fitted wardrobes, leads to the ensuite. Radiator and fitted carpet.

### En Suite Bathroom

7'2" x 11'1" (2.2m x 3.4m)

The bathroom features a corner bath with jacuzzi jets, a WC, a shower cubicle, and a vanity unit with a wash hand basin. It includes two Velux windows and a coombed ceiling. Other amenities include a ladder radiator, tiled flooring, spotlights, and an Xpelair extractor fan.

### Bedroom 2

13'9" reducing to 7'10" x 14'1" (4.2m reducing to 2.4m x 4.3m)

A spacious double bedroom with a dormer window at the front and a partially coombed ceiling. It includes a fully fitted double wardrobe with extra eaves storage, a wall mount for a TV, ceiling light, carpeted flooring, a radiator with cover, and an en suite.

### En Suite

7'8" x 6'6" (2.35m x 2m)

The En Suite features a white suite with a shower, WC, and wash hand basin. Xpelair extractor fan, radiator, and tiled flooring. Dormer window to the rear.

### Bedroom 3

6'11" extending to 10'5" x 11'1" (2.12m extending to 3.2m x 3.4m)

This L-shaped bedroom features a partially coombed ceiling and a front-facing window with roller blind. It offers wall-to-wall storage concealed behind three sliding mirrored doors. The room is equipped with spotlights, wall light, laminate wood flooring, and a radiator.

### Garden

The great family home is complimented by a generous garden to both front and rear. Double gates open onto the tarmac drive which leads to the garage and there is a generous lawn. Also gravel chipped area at front.

The rear garden is fully enclosed making safe and secure for children and pets. Large area of decking, lawn and lockblock paving. Oil tank.

### Garage

Garage with up and over door, light and power. Central heating boiler. Ample space for appliances.

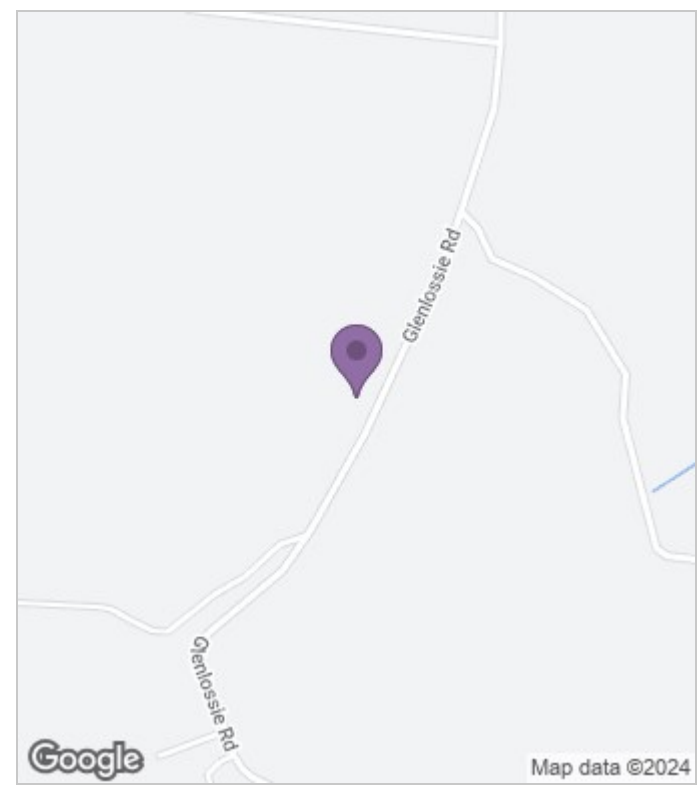
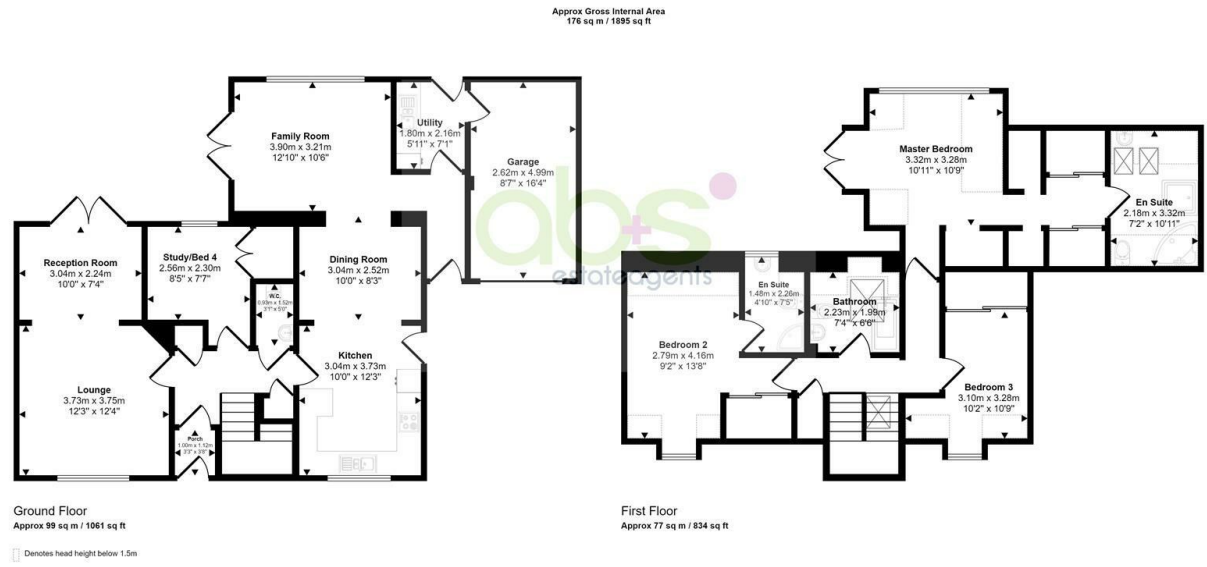
### Home Report

The Home Report Valuation as at May, 2024 is £270,000, Council Tax Band E and EPI rating is D.

### Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings (apart from those in the lounge) will be included in the sale price along with the fridge, oven and hob.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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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