



**9 Greenfield Circle, Elgin, IV30 5NF**  
**Offers Over £320,000**

 4  2  2  B



# 9 Greenfield Circle

## Elgin, IV30 5NF

- Detached House
- Kitchen/Dining Room
- Utility Room
- Bathroom
- Gardens
- Lounge
- Family Room
- 4 Bedrooms
- Ensuite

Nestled in the charming location of 9 Greenfield Circle, Elgin, this detached 4-bedroom family home in the modern development with Garden Room style is a true gem to be discovered. Built in 2017, this property boasts generously sized rooms that are perfect for modern family living. The contemporary and stylish decor adds a touch of elegance to the space, making it a welcoming retreat for all.

With 2 reception rooms including the fabulous vaulted family room, there is ample space for both relaxation and entertainment. The property spans 1,732 sq ft, offering plenty of room for the whole family to enjoy. The popular and well-established development adds to the appeal of this home, providing a sense of community and security.

One of the standout features of this property is its great situation within the estate, offering a picturesque countryside backdrop that is sure to impress. Whether you're enjoying a morning coffee in the garden or hosting a gathering with friends, the tranquil surroundings create a peaceful atmosphere that is hard to beat.

If you're looking for a modern home with a touch of sophistication in a desirable location, this detached house in Elgin is the perfect choice. Don't miss out on the opportunity to make this house your home sweet home.

Offers Over £320,000



### Hallway

As you walk through the front door, you are greeted by a hallway with Amtico Spacia flooring, an elegant pendant light, and a radiator. The hallway provides access to the lounge, WC, kitchen, and utility room, as well as housing the carpeted stairs to the first floor.

### Lounge

12'1" x 16'6" (3.69m x 5.04m )

The lounge is a cosy room with carpet flooring, providing ample space for relaxation. It features a three-panel window, a coved ceiling, a radiator, and a pendant light fitting.

### WC

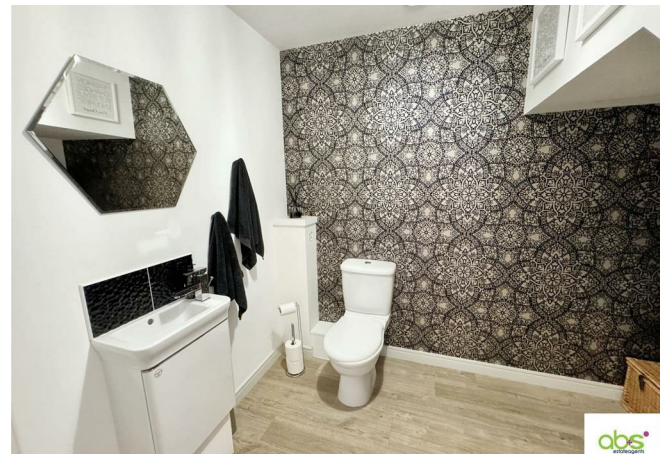
5'5" x 8'6" (1.67m x 2.60m )

The WC includes a hand wash basin with a vanity unit below and splashback tiles above. It also features a WC and an extractor fan. This room is fitted with Amtico Spacia flooring, a radiator, and a light fitting. Additionally, it has coat hooks, making it perfect for storage.

### Kitchen and Dining Room

25'11" x 9'2" ( 7.9m x 2.8m )

This spacious two section room combines the kitchen and dining area and is fitted with Amtico Spacia flooring. The kitchen features a variety of cabinets, a built-in fridge freezer, an oven with a grill, and built-in hobs with an extractor fan above. It also includes a 1.5-bowl sink with a drainer and a window above. The wall-mounted cabinets have spotlights and recessed lighting throughout the room. Additionally, there is a radiator and ample space for a large dining table positioned near another window that allows natural light to fill the space. An archway leads to the family room, maintaining an open-plan layout.





### Family Room

11'2" x 12'4" (3.41m x 3.77m )

The family room is a wonderful area featuring large floor-to-ceiling windows and a coombed ceiling. It includes a patio door that leads to the back garden. The room is fitted with Amtico Spacia flooring, a pendant light fitting, and a radiator.

### Utility Room

7'7" x 6'8" (2.32m x 2.05m)

The current owners have increased the size of the utility room with a stud wall ( which could easily be removed) creating a practical space with vinyl flooring. It has space for a washing machine and dryer. Fitted unit with sink and drainer plus storage. This room also houses the boiler. Heavy fire door to :-

### Store

7'4" x 10'11" (2.26m x 3.35m )

Formerly the garage, the current owners have made this space smaller with the introduction of a "removable" stud wall. Still providing plenty storage for bikes, golf clubs and all the usual findings in a garage whilst increasing the size of the utility room. Features a garage door opening to the front of the property with light and power, it could easily be reverted to a functional garage.

### Landing

The landing provides access to all bedrooms, the bathroom, the office, and the attic. It includes a storage cupboard and is fitted with carpet. The area features a radiator, a bannister along the stairs, and a light fitting.





**Master Bedroom** 12'1" x 14'3" (3.69m x 4.36m )

The master bedroom is a wonderfully spacious room, carpeted and illuminated by a 2-panel window. It includes a built-in wardrobe with mirrored sliding doors, a pendant light, and a radiator. The elegant and stylish feature wall is wallpapered, adding to its charm.

**En Suite** 5'2" x 6'8" (1.58m x 2.05m )

The ensuite is accessed from the master bedroom and features vinyl flooring. It includes a shower cubicle with a mains shower and folding door, along with a radiator, pendant light, and an extractor fan. The ensuite is equipped with a hand wash basin set in a vanity unit, a WC with concealed cistern, and features a narrow window and mirror.

**Bedroom 2** 10'5" x 10'0" (3.19m x 3.05m )

Bedroom 2 is carpeted and features a 2-panel window with an attractive outlook over the rear garden to the countryside beyond. Built-in double wardrobe with sliding doors, radiator and a pendant light fitting.

**Bedroom 3** 8'0" x 11'8" (2.45m x 3.58m )

Bedroom 3 is carpeted and features a window, radiator, and pendant light fitting. It includes a built-in wardrobe with mirrored sliding doors and shelves on the walls for additional storage or decoration.

**Bathroom** 6'5" x 9'9" (1.96m x 2.98m )

The bathroom features vinyl flooring and includes a built-in bath and a shower cubicle with a mains shower. The walls are tiled halfway up, and a hand wash basin is set in a vanity unit. The bathroom also has a WC with a concealed cistern and an opaque window. It is equipped with a radiator, light fixture, and extractor fan.

**Bedroom 4 / Office** 8'1" x 9'8" (2.47m x 2.96m )

This room is carpeted and currently used as an office, but it can also serve as a fourth bedroom. It features a two-panel window, radiator, and light fitting.

### Front Garden

The front garden includes a driveway with space for up to 4 cars. The other half of the garden features a grass lawn.

### Back Garden

The back garden is enclosed by a fence. As you walk out of the back door, there is a patio and a path leading to the front. The rest of the garden features a grass lawn, and at the back, there is a decking area, perfect for garden furniture and relaxing on warm days.



abs  
estateagents



abs  
estateagents



abs  
estateagents



### Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integral kitchen appliances.

### Home Report

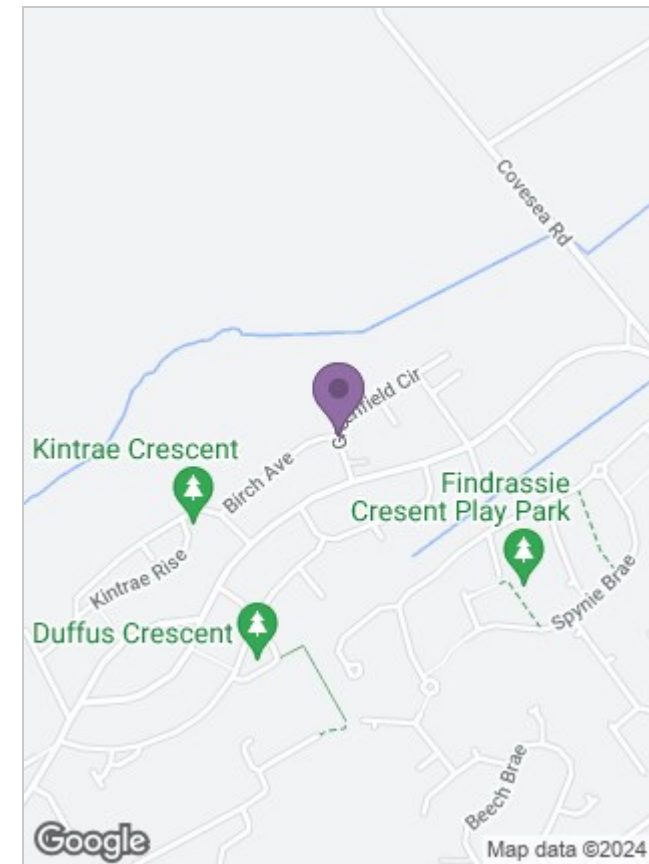
The Home Report Valuation as at June, 2024 is £320,000 , Council Tax Band F and EPI rating is B.



Approx Gross Internal Area  
162 sq m / 1748 sq ft



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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

**Viewing**  
if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.