



Glengarry Kintrae, by Elgin IV30 5PX

Offers Over £280,000

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Set amidst the beautiful Moray countryside, yet within easy reach of Elgin and the area's stunning coastline, Glengarry offers a wonderful balance of rural tranquillity and everyday convenience. Enjoying a peaceful setting in the sought-after Kintrae area, the property is surrounded by open countryside while remaining well connected to local amenities, schools and transport links.

Offering excellent flexibility for family living, Glengarry comprises a sun lounge, dining room, lounge, kitchen with pantry, rear lobby, larder, outside store cupboard (with light & power), three bedrooms and bathroom. The property is served by oil-fired central heating and benefits from a combination of double and secondary glazing.

Glengarry offers potential for enhancement. Extensive attic space may lend itself to future conversion, while the generous grounds provide ample opportunity for extension, subject to the appropriate permissions. Combined with its attractive setting and substantial plot, the property represents an increasingly rare opportunity to create a distinctive home of character.



The location is particularly appealing, with the historic Duffus Castle nearby and the popular coastal destinations of Hopeman and Lossiemouth easily accessible for scenic walks, beaches and outdoor pursuits.

Grounds & Gardens

Outside, the property enjoys the benefits of its rural setting far-reaching countryside views to the hills across the Moray Firth provide an ever-changing backdrop throughout the seasons. The grounds offer an exceptional sense of space, privacy and connection with the surrounding landscape.



Sun Porch 3.26 x 1.76

Sun-filled entrance porch enjoying panoramic countryside views and providing a warm welcome to the home beyond.

Dining Room 2.53 x 4.65

Well-proportioned dining room enjoying spectacular panoramic countryside views, creating an inviting setting for family meals and entertaining alike.

Reception Hall

Central hallway providing access to the principal accommodation and enhancing the home's practical, easy-flowing layout.

Lounge 3.74 x 5.15

Generously proportioned lounge featuring a focal-point fireplace and enjoying attractive countryside views through a large picture window.

Kitchen 3.01 x 3.62

Bright and practical kitchen with range of fitted units affording ample workspace. Integral electric oven and hob, dishwasher and washing machine - both of which will remain. Useful pantry. Pleasant Southerly views across the surrounding countryside. Door to :-

Rear Lobby & Larder 1.08 x 1.59

Useful rear lobby providing practical everyday access to the garden and benefiting from convenient adjoining storage with fitted shelving and fridge/freezer.

Bedroom 1 4.13 x 3.07

Generously proportioned double bedroom benefiting from a fitted wardrobe and ample space for additional free-standing furniture, creating a comfortable and practical retreat.

Bedroom 2 3.04 x 3.45

Bright double bedroom featuring a fitted double wardrobe and enjoying a pleasant Southerly open outlook across the surrounding countryside.

Bedroom 3 3.66 x 3.66

Well-proportioned double bedroom with fitted wardrobe and again benefitting from the wonderful countryside views.

Bathroom 2.99 x 1.79

Good-sized bathroom fitted with a three-piece suite, electric shower over the bath and a combined heated towel rail/radiator, providing comfort and practicality for everyday living.

Loft 8.24 x 14.46

Substantial floored loft extending the full length of the property, offering exceptional storage and exciting potential for future conversion, subject to the necessary consents.

Garden

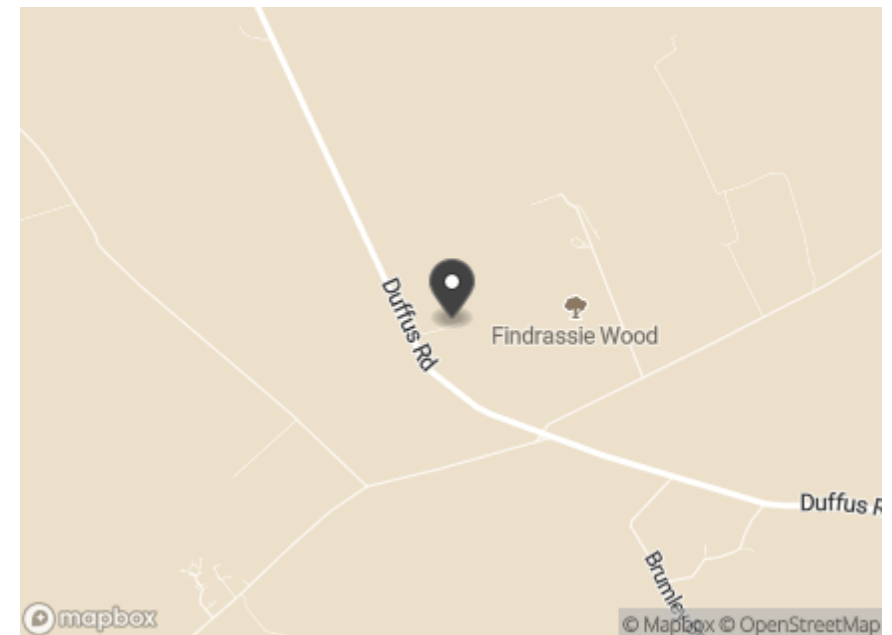
Approached through a charming front garden, the grounds unfold naturally around the property, with areas of lawn adjoining the house and extensive parking serving the detached garage and timber shed. Beyond, a wonderful lawned garden forms the centrepiece of the outdoor space, enclosed by mature trees that provide both shelter and privacy. A gate from the garden opens directly into the adjoining woodland,



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+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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