



**Harper
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Estate Agents & Solicitors



Achmelvich Pluscarden, Elgin, IV30 8TZ

Offers over £350,000

Achmelvich is located in the popular rural area of Pluscarden, with a back drop of mature trees and set in a substantial garden extending to around a third of an acre, with an additional quarter acre to the side, this 4/5 bedroom property is an ideal family home. The accommodation comprises entrance hallway, lounge/dining room, dining kitchen, utility room, guest WC, study/bedroom 5 and on the first floor four double bedrooms (one en-suite) and a family bathroom.

The property further benefits from double glazing, oil central heating, double integral garage and a substantial garden.

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ENTRANCE HALLWAY



Wooden and glazed entrance door; under-stair cupboard; fitted carpet; inset ceiling spotlights

LOUNGE/DINING ROOM

24'9" x 22'1" at longest and widest (7.56m x 6.74m at longest and widest)



L Shaped room; double aspect to front and rear; Sandstone fire surround with open fire; fitted carpet; inset ceiling spotlights; ceiling light fitting in the dining area.



DINING KITCHEN

19'7" x 13'1" at longest and widest (5.97m x 4m at longest and widest)



Two windows to rear; fitted kitchen in Oak finish; integrated dishwasher; slot in electric cooker; tile effect flooring; inset ceiling spotlights and ceiling light fitting.

UTILITY ROOM

7'4" x 5'7" (2.24m x 1.71m)



Window to rear; range of base and wall units; plumbing and space for washing machine and tumble dryer; stainless steel sink; tile effect flooring; ceiling strip light.

GUEST WC

4'5" x 3'10" (1.35m x 1.17m)



Window to front; sink; WC; tile effect flooring; ceiling light fitting.

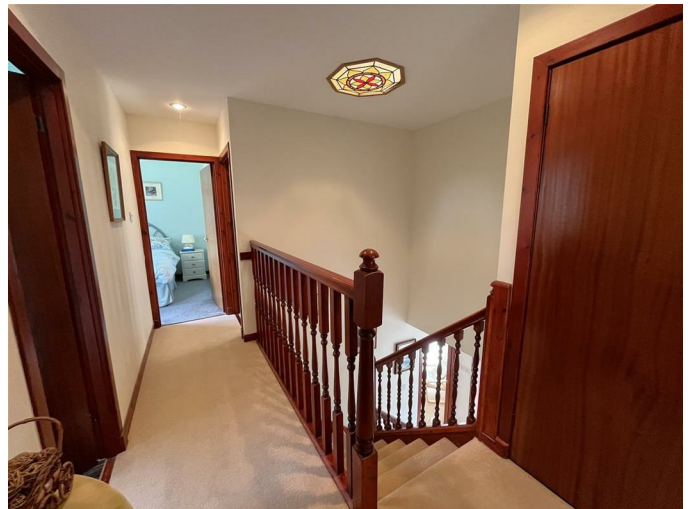
STUDY/GROUND FLOOR BEDROOM

11'7" x 8'11" (3.55m x 2.73m)



Window to front; fixed shelving; fitted carpet; inset ceiling spotlights.

STAIRCASE AND LANDING



Built-in storage cupboard with access hatch to the loft space; fitted carpet; inset ceiling spotlights.



BEDROOM 1

12'2" x 15'2" (3.71m x 4.64m)



Window to front; two sets of double built-in wardrobes; fitted carpet; inset ceiling spotlights.

EN-SUITE SHOWER ROOM

7'6" x 3'8" (2.30m x 1.12m)



Window to front; vanity mounted sink; WC and shower cubicle with mains shower; tile effect flooring; inset ceiling spotlights.

BEDROOM 2

10'4" x 9'5" (3.15m x 2.89m)



Window to rear; double built-in wardrobes; fitted carpet; inset ceiling spotlights.

BEDROOM 3

11'3" x 9'0" (3.43m x 2.76m)



Window to front; double built-in wardrobes; fitted carpet; inset ceiling spotlights.

BEDROOM 4

9'6" x 9'0" (2.92m x 2.76m)



Window to rear; fitted carpet; inset ceiling spotlights.

FAMILY BATHROOM

9'6" x 6'2" (2.90m x 1.90m)



Window to rear; vanity mounted sink; WC and shower cubicle with electric shower; tile effect flooring; inset ceiling spotlights.

DOUBLE INTEGRAL GARAGE

Up and over door; power and light.

OUTSIDE



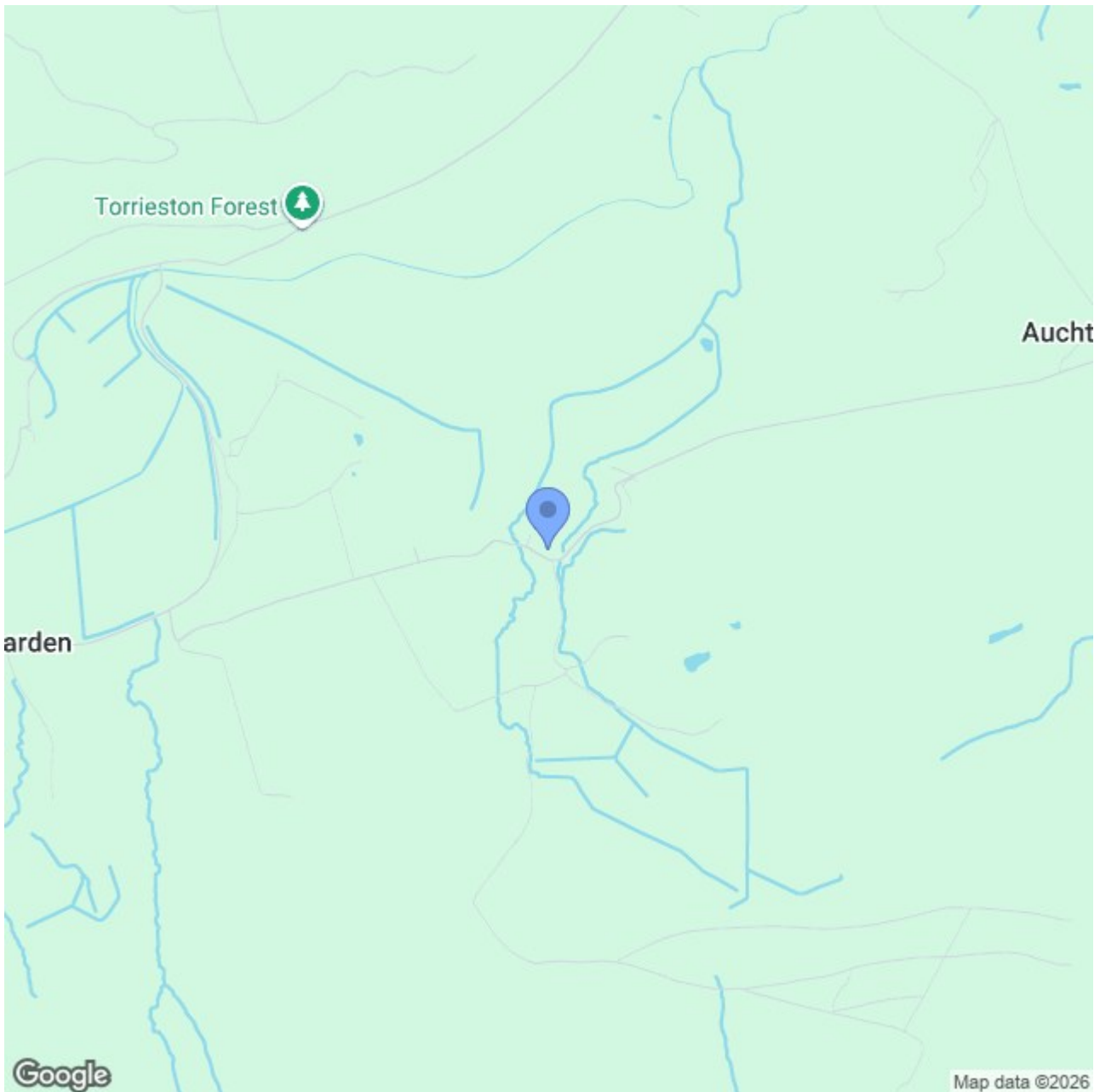
The property is set in a substantial garden extending to around a third of an acre which is mainly lawn and planted with mature shrubs and trees. A substantial loc bloc driveway provides off street parking for several cars. Another area of ground extending to around quarter of an acre also belongs to Achmelvich and is grassed with some mature shrubs and trees.

NOTES

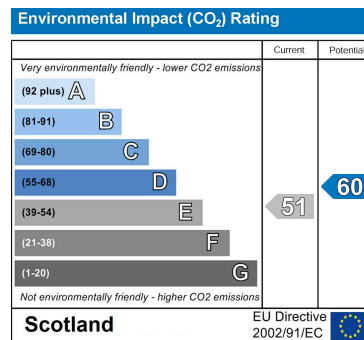
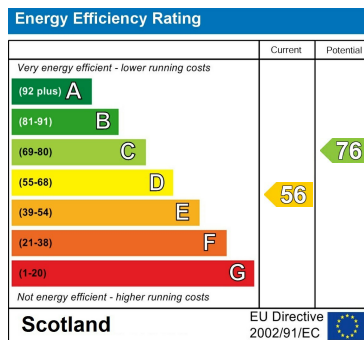
Included in the asking price: all carpets and fitted floor coverings; all light fittings; all bathroom, en-suite and guest WC fittings; the slot in electric cooker and integrated dishwasher in the kitchen.

By Separate Negotiation: The ride on lawnmower, the robot lawnmower and the American style fridge freezer.

Area Map



Energy Efficiency Graph



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