Harper Macleod LLP
Estate Agents & Solicitors

Rose Villa Carron, Carron, AB38 7QP

Offers over £530,000

Immaculately presented 4 bedroom detached house nestled in a rural and peaceful location, only 4 miles from the village of Aberlour. The spacious accommodation is set over 2 floors and comprises entrance vestibule, hallway, open plan kitchen, dining area and lounge, sun room, 4 bedrooms (one with en-suite) bathroom, shower room and a utility room. The property further benefits from double glazing, oil central heating, a generously sized wrap around garden, ample off-street parking and a detached single garage.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL
Tel: 01343 555 150 **Email:** propertyshop.elgin@harpermacleod.co.uk https://www.estateagencymoray.co.uk

Harper Macleod LLP
Estate Agents & Solicitors

ENTRANCE VESTIBULE
UPVC & glazed door; laminate flooring; inset ceiling spotlights; built-in double storage cupboards.

HALLWAY
Laminate flooring; inset ceiling spotlights; built-in storage cupboard.

OPEN PLAN KITCHEN, DINING AREA AND LOUNGE
33'10" x 31'4" (10.33m x 9.57m)
Fitted kitchen in white and black gloss; built in double oven and steam oven with warming drawer; island with quartz worktop, integrated hob, hood and wine fridge; space for fridge freezer; sink; inset ceiling spotlights; marble tile flooring; windows to rear.
Lounge area: Large wood burning stove on Caithness slate hearth; windows to front and side; inset ceiling spotlights; laminate flooring.

SUN ROOM
12'11" x 12'3" (3.95m x 3.75m)
Glazed on 3 sides; French doors to the garden; inset ceiling spotlights; laminate flooring.

BEDROOM 1
15'4" x 13'1" (4.68m x 4m)
Windows to front; built-in double wardrobe; fitted carpet; ceiling light fitting.

WALK-IN WARDROBE
8'1" x 5'0" (2.48m x 1.53m)
Internal room; wall mounted shelves; fitted carpet; inset ceiling spotlight.

EN-SUITE
8'2" x 6'2" (2.49m x 1.88m)
Frosted window to side; vanity mounted sink & WC, recessed shower enclosure with mains shower; wall mounted towel rail; shaver point; inset ceiling spotlights; tiled flooring.

BEDROOM 2
15'4" x 13'1" (4.68m x 4m)
Window to front; built-in mirrored double wardrobe; fitted carpet; ceiling light fitting.

BATHROOM
10'4" x 7'10" (3.15m x 2.39m)
Frosted window to rear; vanity mounted sink with quartz top; WC; wet room style enclosure with mains shower; bath; tiled flooring; wall mounted towel rail; wall light fittings and inset ceiling spotlights.

UTILITY ROOM
9'1" x 7'10" (2.78m x 2.39m)
Range of wall and base units; stainless steel sink; plumbing and space for washing machine; space for tumble dryer; built-in double storage cupboard; uPVC glazed door to the rear garden; laminate flooring; pulley clothes airer; inset ceiling spotlights.

STAIRCASE AND LANDING
Glazed and wooden staircase with decorative lighting; fitted carpet; inset ceiling spotlights; Velux window to rear.

BEDROOM 3
14'8" x 11'9" (4.48m x 3.60m)
Velux windows to front and rear; built-in mirrored double wardrobe; fitted carpet; ceiling light fitting.

WALK-IN WARDROBE
14'8" x 5'6" (4.48m x 1.69m)
Internal room; fitted carpet; ceiling light fitting.

SHOWER ROOM
9'6" x 6'2" (2.90m x 1.88m)
Velux window to front; vanity mounted sink & WC, recessed shower enclosure with mains shower; wall mounted towel rail; shaver point; inset ceiling spotlights; mosaic tiled flooring.

BEDROOM 4
14'8" x 13'7" (4.48m x 4.15m)
Velux windows to front; built-in mirrored double wardrobe; laminate flooring; ceiling light fitting.

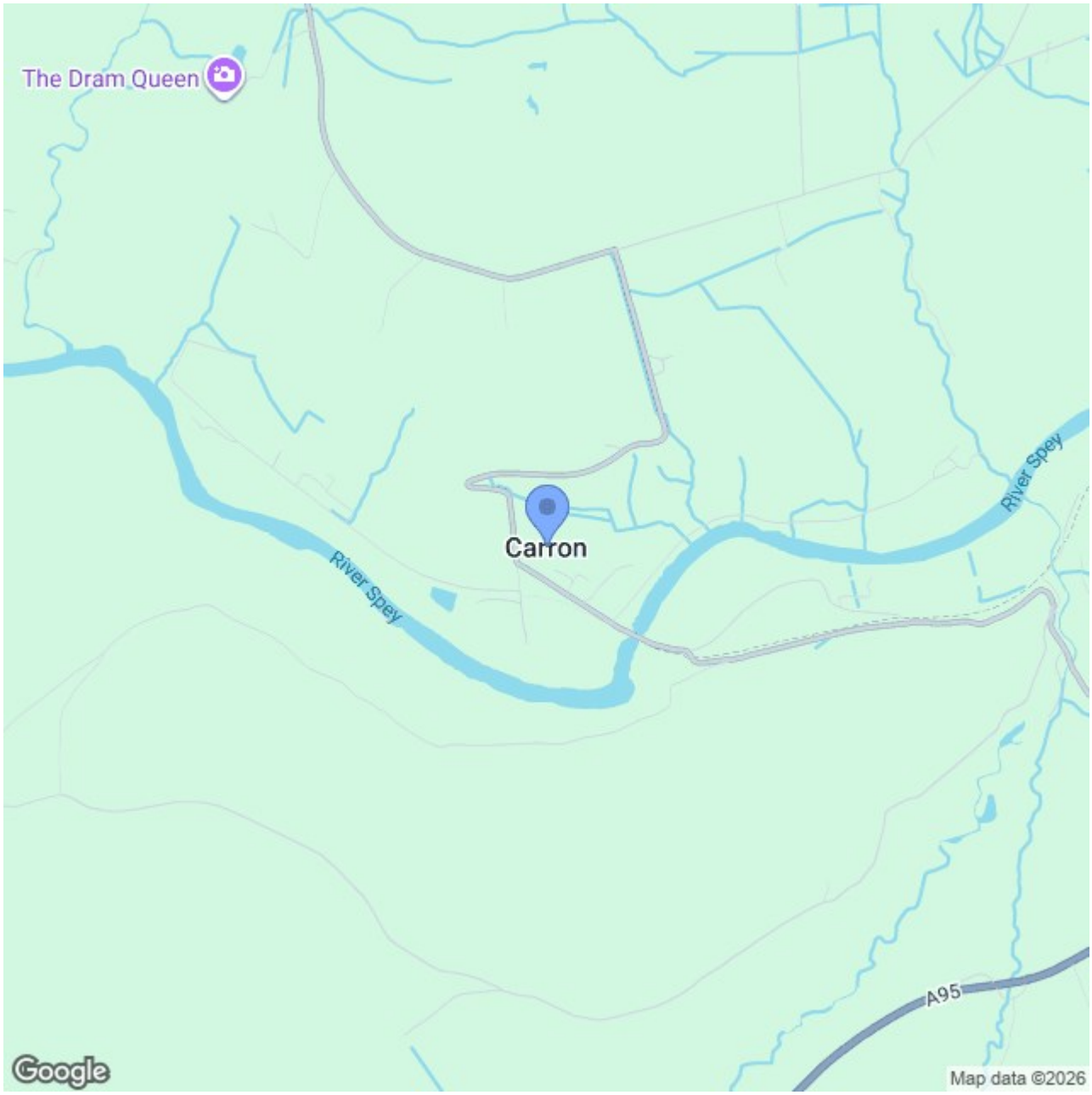
WALK-IN WARDROBE
14'8" x 6'6" (4.48m x 2m)
Internal room; laminate flooring; ceiling light fitting.

SINGLE GARAGE
Up and over door; power and light.

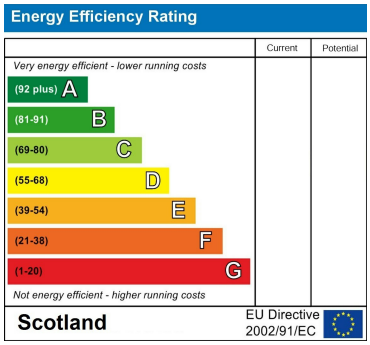
OUTSIDE
Generously sized fully enclosed wrap around garden laid to lawn with a spacious driveway to accommodate several vehicles. There is a garden shed, large log store, golf practice net and ramp access to the rear of the property.

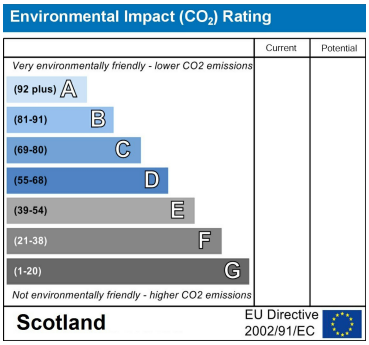
NOTES
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all curtains and curtain poles; all bathroom, shower room and en-suite fittings; the built-in double oven, steam oven and warming drawer, hob, hood and integrated dishwasher, built-in wine fridge and the fridge freezer in the kitchen.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL
Tel: 01343 555 150 **Email:** propertyshop.elgin@harpermacleod.co.uk https://www.estateagencymoray.co.uk