



Whinnyknowe Deanshaugh Road, Elgin, IV30 4HT
Offers Over £465,000

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Whinnyknowe Deanshaugh Road Elgin, IV30 4HT

FOR SALE – EXQUISITE TRADITIONAL DETACHED FAMILY HOME

4 Bedrooms | 4 Bathrooms | Gated Driveway | Utility Room | Boot Room | Fully Renovated Throughout

Welcome to this truly exceptional traditional detached 4-bedroom property, where character meets contemporary comfort in flawless harmony. Recently renovated to the highest standard, this home offers generous living space, luxurious finishes, and thoughtful design throughout.

Exterior & Grounds

Tucked behind elegant wrought-iron gates, the property boasts a classic granite façade, manicured front lawn, mature planting, and a sweeping driveway. The grounds have been beautifully landscaped to provide privacy and curb appeal in equal measure.

Offers Over £465,000



Entrance Hallway

10'8" max x 17'7" max (3.27 max x 5.37 max)
Step into a beautifully presented entrance hall that immediately sets the tone for the rest of the home. With rich oak flooring, exposed granite feature walls, and a graceful staircase with bespoke detailing, this space effortlessly combines character and craftsmanship. Flooded with natural light and thoughtfully styled, it offers a warm and impressive welcome.

Lounge

15'7" x 21'9" (4.77 x 6.65)
Elegant lounge with exposed stone wall, feature fireplace with wood-burning stove, and a bright bay window to the front. A further side window enhances the sense of space and light — a perfect blend of character and comfort.

Dining Kitchen

25'8" x 25'7" (7.83 x 7.81)

The heart of the home is a magnificent open-plan kitchen/dining area which is perfect for both entertaining and everyday family living. featuring:-
Bespoke solid wood cabinetry
Central granite-topped island with Belfast sink
High-end integrated appliances
Sunlit family seating area
French doors opening onto the garden





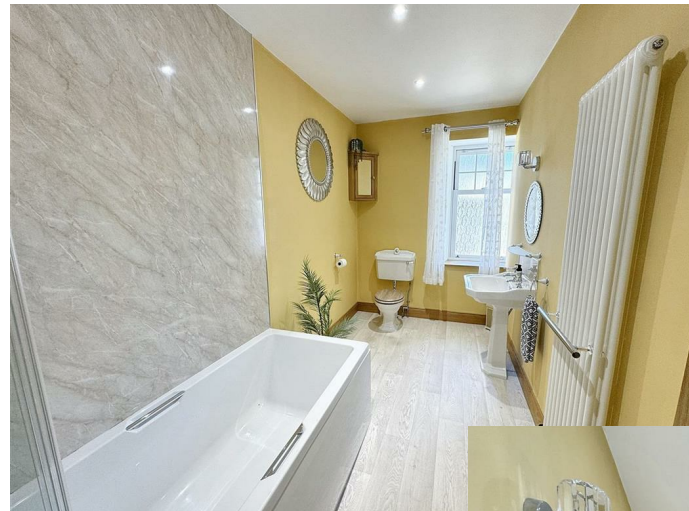
Bedroom 3 9'6" x 13'1" (2.91 x 3.99)
(Downstairs): En suite shower room, fitted wardrobes

En Suite Shower Room 9'6" x 3'9" (2.90 x 1.16)

Rear Hallway 27'5" x 2'11" (8.36 x 0.90)

Bedroom 4 10'10" x 13'6" (3.31 x 4.13)
Again, (Downstairs): Fitted wardrobes, suitable as an office or snug.

Bathroom 6'1" x 12'4" (1.86 x 3.77)
In addition to the three en suite shower rooms, the property also benefits from a stylish downstairs family bathroom with separate shower enclosure, tastefully finished with modern fittings and elegant tiling.





Utility Room

14'11" x 5'6" (4.56 x 1.69)

Separate Utility Room - well-equipped for laundry and storage

Boot Room / Rear Porch

8'2" x 6'6" (2.51 x 1.99)

Charming Rear Porch/Boot Room: Practical space for coats, boots, and everyday comings and goings.

Upper Landing

13'10" x 13'5" (4.22 x 4.09)

The spacious upper landing is more than just a passage — it offers a bright and versatile space, bathed in natural light from dual Velux windows. With its generous proportions, this area is ideal as a peaceful reading nook, home office, or even an additional sitting room — a perfect retreat to unwind.



Master Bedroom 15'8" x 12'3" (4.8 x 3.75)

A true sanctuary, featuring a luxurious en suite shower room, private dressing room, and a Juliette balcony that opens to garden views—ideal for romantic mornings and tranquil evenings.

En Suite Shower Room 11'2" x 6'8" (3.41 x 2.04)

Dressing Room 4'5" x 6'8" (1.35 x 2.05)

Bedroom 2 19'4" x 13'3" (5.91 x 4.06)

Bedroom 2 (Upstairs): En suite shower room, dressing room

En Suite Shower Room 8'9" x 6'7" (2.69 x 2.02)

Dressing Room 6'10" x 6'2" (2.1 x 1.89)



Garden Grounds, Garage & Woodstore

22'11" x 19'3" (7 x 5.87)

Set behind elegant wrought-iron gates, the property features a manicured lawn, mature planting, a sweeping driveway, a detached double garage (7 m x 5.87 m) discreetly located at the rear with electronic door, and a large 4 section woodstore for practical convenience.

Situated in a peaceful, mature setting yet close to excellent schools and amenities, this turnkey property must be viewed to be fully appreciated.

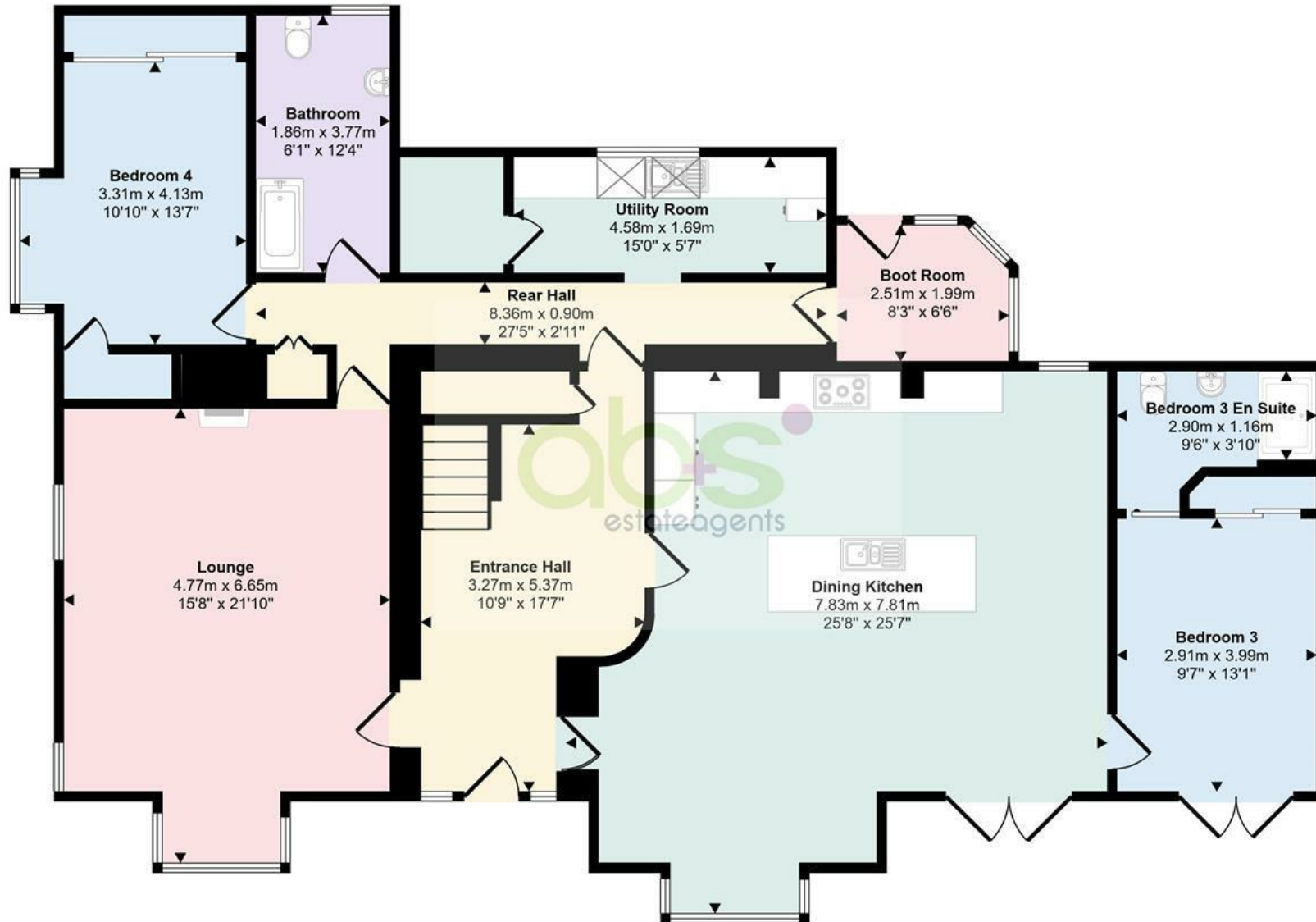
Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge/freezer and the cooker.

Home Report

The Home Report Valuation as at May, 2025 is £465,000, Council Tax Band E and EPI rating is C



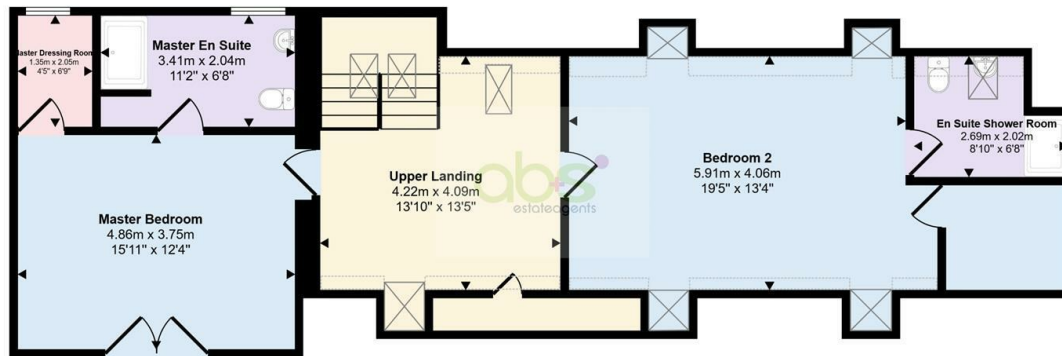


Ground Floor

Approx 167 sq m / 1799 sq ft

Denotes head height below 1.5m

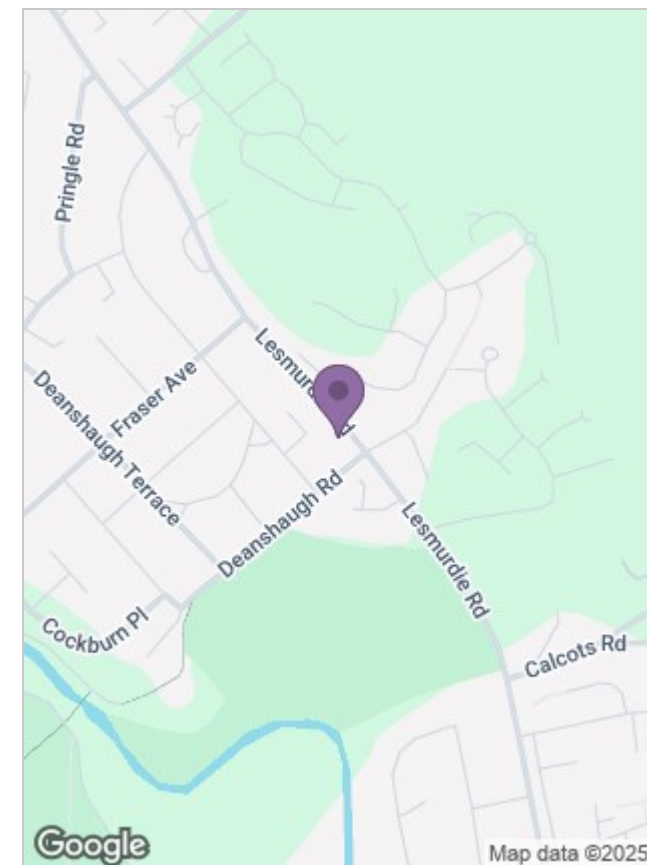
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 90 sq m / 970 sq ft

Denotes head height below 1.5m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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.