



HARDY HOUSE ROSEISLE

ELGIN, IV30 8XN

£535,000

Deena Aranci of Aranci & Firth is delighted to present this exceptional four-bedroom detached home, enjoying a stunning position in the sought-after semi-rural location of Roseisle.

Constructed using Structural Insulated Panels (SIPs), this impressive home offers outstanding energy efficiency, strength and comfort, with vaulted ceilings creating a wonderful sense of space and light throughout. Occupying a generous plot with approximately 1.6 acres of garden and woodland complete with orchard, the property enjoys breathtaking open views, privacy and a peaceful setting.

The heart of the home is the spacious open-plan kitchen dining and living area, featuring a quality fitted kitchen with integrated appliances and designed to make the most of the spectacular outlook. A welcoming lounge provides the perfect place to relax, while four generous double bedrooms and additional upstairs living area with balcony, offer excellent accommodation. Three stylish bathrooms, finished with quality Grohe fittings, ensure comfort and convenience.

Further benefits include NorDan triple glazing, underfloor heating and engineered oak flooring throughout the ground floor, high-quality finishes and excellent storage.

Outside, extensive garden, orchard and woodland surrounds the home, with direct access to scenic footpaths for countryside walks from the doorstep. Despite its peaceful setting, the property is only a short drive from Elgin's amenities and just minutes from the stunning beach at Roseisle.

Combining quality, privacy, energy efficiency and an exceptional location, together with the rarity of no further rural plots planned within the surrounding area, this is a unique opportunity to acquire a truly special home.

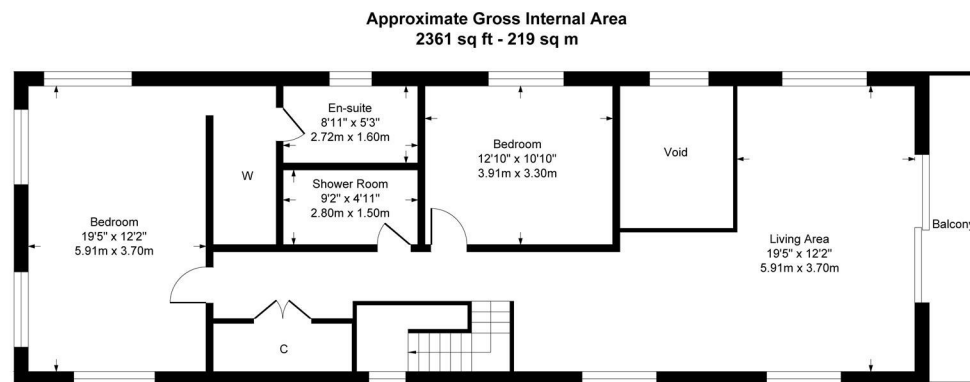
**ARANCI
& FIRTH**
PROPERTY

HARDY HOUSE ROSEISLE

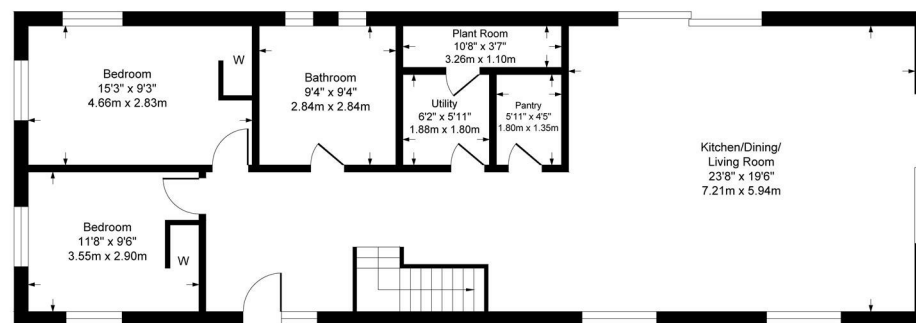
- Exceptional four-bedroom new build property with spectacular views in the sought-after hamlet of Roseisle
- Constructed using Structural Insulated Panels (SIPs) for superior insulation and strength
- Premium NorDan triple glazing throughout
- Approximately 1.6 acres of private garden and woodland with direct access to scenic walking routes
- Stunning vaulted ceilings and balcony creating bright and spacious living areas
- Contemporary kitchen with integrated appliances, pantry room, utility and plant room
- Luxury bathrooms fitted with premium Grohe sanitaryware
- Underfloor heating with engineered oak flooring throughout the ground floor
- Just minutes from Roseisle Beach and within easy reach of Elgin and Forres
- Rare opportunity to acquire a stylish new build home with no further plots planned





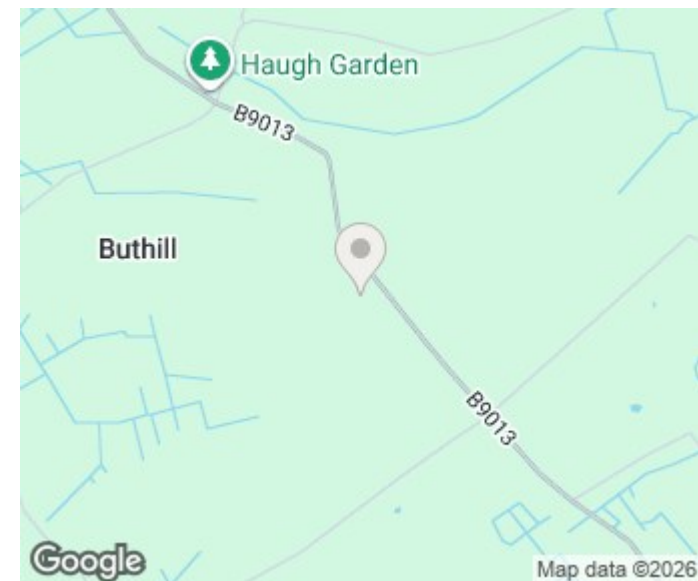


First Floor



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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