

York House
Mosstowie
IV30 8UW



Fixed Price £550,000

Located within close proximity to Elgin is this substantially sized 7 Bedroom family home offering a staggering 381 sqm of accommodation. The property features 6 Bathrooms spacious rooms with unique features such as high vaulted ceilings.

Features

7 Bedroom Detached Family Home

6 Bathrooms

381 sqm of accommodation

Countryside Views

Double Glazing

Oil Central Heating



Located within close proximity to Elgin is this substantially sized 7 Bedroom family home offering a staggering 381 sqm of accommodation. The property features 6 Bathrooms spacious rooms with unique features such as high vaulted ceilings.

Accommodation comprises a Hallway, a Lounge featuring a high vaulted styled ceiling, a spacious open plan designed Kitchen and Family Room with double height vaulted ceilings, 5 Ground Floor Bedrooms (3 of which have En-Suites) and a spacious family sized Bathroom.

The 1st Floor comprises a Landing, a Master Bedroom with En-Suite Dressing Room and En-Suite Bathroom and a 2nd Bedroom with its own En-Suite Dressing Room and En-Suite Shower Room.

Entrance Vestibule – 7'4" (2.23) max x 7'5" (2.25) max

Ceiling light fitting

2 double glazed windows

Wood styled flooring

Hallway – 16'6" (5.03) x 15'2" (4.62) into the staircase recess reducing to 7'6" (2.28)

Recessed ceiling lighting

Single radiator

A staircase with glass balustrade leads to the 1st floor landing

Wood styled flooring

Lounge – 20'4" (6.20) max x 16'7" (5.06)

A spacious room which features a double height vaulted styled ceiling

Double glazed double doors to each side of the room which lead out to both the front driveway and rear gardens areas

2 flat panelled designed radiators

A wood burning stove

Fitted carpet

Kitchen / Family Room – 18'4" (5.59) x 16'7" (5.06) + 16' (4.88) x 12'1" (3.68)

A superb and open plan designed space with a large kitchen and a family room which feature double height vaulted styled ceilings

The kitchen comprises 4 double glazed Velux windows and 2 drop light ceiling fittings

Double glazed windows to both the front and rear aspects

A flat panelled design radiator

A range of fitted base units with solid wood worktops

A double sink unit and mixer tap

Integrated electric hob, drinks chiller fridge and dishwasher

Further units provide further storage space with integrated full height fridge, coffee machine, 2 electric ovens and a combination microwave

Wood styled flooring

The room continues into the Family Room

Double glazed windows to both side aspects of the room and a double glazed door which leads out to the gardens

The room features a double fronted wood burning stove

A built-in walk-in storage cupboard fitted with lighting within

A flat panelled radiator

Wood styled flooring

Utility Room – 11'5" (3.47) x 7'1" (2.15)

Ceiling light fitting and a loft access hatch

Double glazed window

Single radiator

Fitted base unit with single sink with drainer unit and mixer tap

Space to accommodate a washing machine and tumble dryer

Pantry Cupboard – 9'2" (2.79) x 5'1" (1.54)

A walk-in pantry cupboard comprising a ceiling light fitting

Double glazed window

Tiled flooring

W.C – 9'2" (2.79) into the recess x 3'10" (1.16)

Ceiling light fitting

Double glazed window

Single radiator

Vanity unit with a recessed wash basin

Press flush W.C

Tiled flooring

Inner Hallway

The inner hallway serves all of the ground floor bedrooms and the bathroom

Comprising of recessed ceiling lighting

Single radiator

2 built-in storage cupboards, one of which houses the hot water tank

Fitted carpet

Ground Floor Bedroom 3 with En-Suite Bathroom and Walk-in Wardrobe – 12'9" (3.88) x 13'5" (4.08)

A spacious twin aspect ground floor bedroom which benefits from both an en-suite bathroom and a walk-in wardrobe

Recessed ceiling lighting

Double glazed windows to the side and a double glazed sliding door to the rear which leads out to the garden

Double radiator

Fitted carpet

Walk-in Wardrobe – 4'9" (1.43) x 12'9" (3.88)

Ceiling light fitting

Fitted shelf and hanging rail space

Fitted carpet

En-Suite Bathroom – 9'3" (2.81) x 7'11" (2.40)

Recessed ceiling lighting

2 double glazed windows

Heated towel rail

Quadrant shower cubicle with a mains shower

A double ended bath with mixer tap

Vanity unit with a circular wash basin

Press flush W.C

Tiled walls and tiled flooring

Ground Floor Bedroom 4 with En-Suite Shower Room – 10'1" (3.07) plus a door recess area and wardrobe space x 11'9" (3.57)

Ceiling light fitting
Double glazed sliding door to the rear which leads out to the gardens
Double radiator
Built-in double wardrobe
Laminate flooring

En-Suite Shower Room – 8'7" (2.61) x 5'7" (1.70)

New newly fitted suite
Ceiling light fitting
Double glazed window
Heated towel rail
A walk-in designed shower cubicle with a mains shower and wet wall finish within
A fitted vanity unit with a recessed wash basin
Press flush W.C
Laminate flooring

Ground Floor Bedroom 5 with En-Suite Shower Room – 12'3" (3.73) plus wardrobe space and door recess x 9'5" (2.86)

Ceiling light fitting
Double glazed window
Single radiator
Built-in double wardrobe
Laminate flooring

En-Suite Shower Room – 8'1" (2.46) x 5'6" (1.67)

A newly fitted suite
Ceiling light fitting
Heated towel rail
A walk-in designed shower cubicle with a mains twin head shower and wet wall finish within
Fitted vanity unit with a recessed wash basin and a press flush W.C
Laminate flooring

Ground Floor Bedroom 6 – 12'1" (3.68) plus wardrobe space and door recess x 9'5" (2.86)

Ceiling light fitting
Double glazed window
Single radiator
Built-in double wardrobe
Fitted carpet

Ground Floor Bedroom 7 – 10'5" (3.17) plus wardrobe space and door recess x 8'8" (2.64)

Ceiling light fitting
Double glazed window
Single radiator
Built-in double wardrobe
Fitted carpet

Bathroom – 12'9" (3.88) x 9'3" (2.81)

A spacious family sized bathroom comprising recessed ceiling lighting

Double glazed window

Single radiator and a heated towel rail

A fitted vanity unit with twin circular sinks with mixer taps and a large, fitted mirror

Bath and a separate walk-in design double shower cubicle

Press flush W.C

Tiled flooring

1st Floor Accommodation**Landing**

A roomy landing space which features glass windows looking down into both the Lounge and Family Room areas

Recessed ceiling lighting

Double glazed Velux window

Double radiator

Fitted carpet

Master Bedroom with Dressing Room and En-Suite Bathroom – 17'9" (5.41) x 14'5" (4.39)

max

Recessed ceiling lighting

3 double glazed Velux windows

Double radiator

Fitted carpet

En-Suite Dressing Room – 14'5" (4.39) max x 8'1" (2.46)

Recessed ceiling lighting

Double glazed Velux window

Fitted shelf and hanging rail space

Fitted carpet

En-Suite Bathroom – 13'7" (4.13) max x 10'10" (3.30)

A roomy en-suite with a twin aspect comprising recessed ceiling lighting

Double glazed window to the rear and a double glazed Velux window to the side

A large walk-through designed shower with a rain head shower and separate hand shower fitting

Separate free-standing bath with mixer tap and hand shower fitting

A fitted vanity unit with a recessed wash basin and a press flush W.C

Tiled flooring

Bedroom Two with Walk-in Wardrobe and En-Suite Shower Room – 37'5 () into the door recess hallway area reducing to 17'8" (5.38) x 14'5" (4.39)

Recessed ceiling lighting

2 double glazed Velux windows and a double glazed window to the rear offering countryside views

Double radiator

Fitted carpet

Walk-in Wardrobe – 8'1" (2.46) x 7'10" (2.38) max

Recessed ceiling lighting

Double glazed Velux window

Fitted hanging and shelf space

Fitted carpet

En-Suite Shower Room – 10'10" (3.30) x 7'10" (2.38) max

Recessed ceiling lighting

Double glazed Velux window

Heated towel rail

Shower cubicle with a mains twin shower

Vanity unit with a recessed wash basin

Press flush W.C

Tiled flooring

Gardens

The property benefits from enclosed gardens which wrap around the property are mostly laid to lawn

There is a storage container to one side which is partially screened off with fencing

The garden continues with a gravelled seating area

The oil tank is located to the rear of the property

Driveway and Garage

The property has a large, gravelled driveway which provides parking for several vehicles which is ideal for anyone that needs storage for a caravan or motorhome

Garage – 14'9" (4.49) wide x 16'6" (5.03) deep

Fitted with an electric roller door to the front

Lighting and power

Double glazed windows to the rear

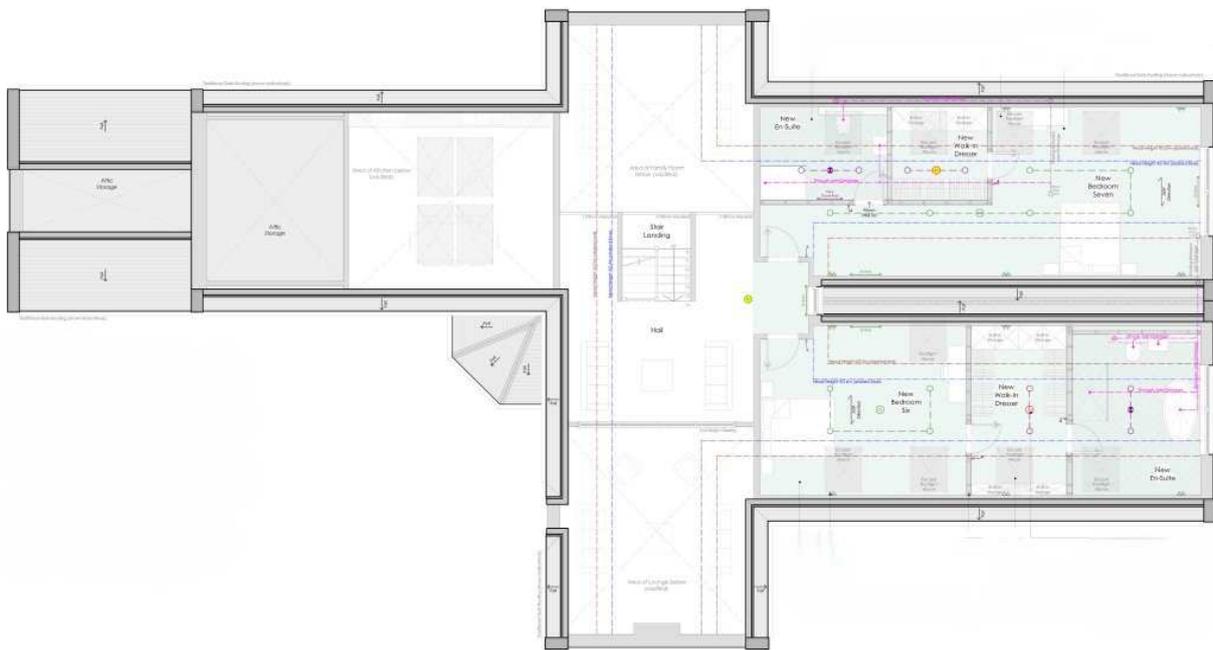
A Worcester oil fired boiler is located to one corner

Note 1

All light fittings & floor coverings are to remain.

The furniture items can be available by separate negotiation.

Floorplan



First Floor Plan
1:200

Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.













Energy Performance Rate

Council Tax Band

Currently

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.