



**Harper
Macleod LLP**
Estate Agents & Solicitors



Cor-Valley, Muirhall , Urquhart, IV30 8LW
Offers over £425,000

Cor Valley is situated in a peaceful rural location yet a short drive from both Lhanbryde and Elgin. The property which was built in 2003 is finished to a high standard with many upgrades by the current owners including triple glazing and Summer house with outdoor Chesney wood burner/barbecue. The accommodation comprises on the ground floor, entrance vestibule, hallway, lounge, dining kitchen, utility room, guest WC, ground floor bedroom(en-suite), dining room/bedroom 5 and on the first floor, a spacious landing, three further double bedrooms(one en-suite) and a family bathroom. The property further benefits from triple glazing, oil central heating(new outdoor boiler in 2024), garage with fully lined room above; summer house, spacious garden and a driveway providing off-street parking for several cars.

ENTRANCE VESTIBULE

uPVC and glazed door with windows either side; wood effect flooring; ceiling light fitting.

HALLWAY



Spacious under stair storage cupboard; wood effect flooring; two ceiling light fittings.

LOUNGE

21'5" x 13'5" (6.55m x 4.10m)



Double aspect to front and rear; recently fitted recessed log-burning stove; fitted carpet; ceiling light fitting.

DINING ROOM

13'9" x 10'7" (4.20m x 3.25m)

Window to side; wood effect flooring; ceiling light fitting.

DINING KITCHEN

21'7" x 10'6" (6.59m x 3.22m)



Window to side and French doors to decking area; fitted kitchen in hand painted solid Oak; Neff double built-in electric oven; hob and hood; integrated dishwasher and fridge freezer; ample space for dining table and chairs; ceramic tile flooring; inset ceiling spotlights.

REAR VESTIBULE

uPVC door to the rear; coir matting; ceiling light fitting.

UTILITY ROOM

11'9" x 4'11" (3.60m x 1.50m)



Window to rear; range of base units; plumbing and space for washing machine and tumble dryer; range of coat hooks; wood effect flooring; ceiling light fitting.

GUEST WC

5'9" x 4'11" (1.76m x 1.50m)



Window to side; sink and WC; wood effect flooring; ceiling light fitting.

GROUND FLOOR BEDROOM

10'8" x 10'7" (3.26m x 3.24m)



Window to side; wood effect flooring; ceiling light fitting.

EN-SUITE SHOWER ROOM

6'4" x 4'7" (1.94m x 1.41m)

Internal room; vanity mounted sink and WC; recessed shower enclosure with mains shower; Chrome towel radiator; vinyl flooring; inset ceiling spotlights.

STAIRCASE AND LANDING



Velux windows to front and side; built-in storage cupboard; fitted carpet; ceiling light fitting.

BEDROOM 1

14'9" x 12'5" (4.50m x 3.80m)



Window to rear; two sets of built-in wardrobes; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM

6'0" x 5'10" (1.85m x 1.80m)



Velux window to rear; sink; WC and shower cubicle with mains shower; Chrome towel radiator; wood effect flooring; ceiling light fitting.

BEDROOM 3

14'9" x 10'8" (4.50m x 3.27m)



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

BEDROOM 4

12'3" x 9'10" (3.74m x 3m)



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

BATHROOM

8'8" x 8'2" (2.65m x 2.50m)



Velux window to side; vanity mounted sink and WC; whirlpool bath with shower over; wood effect vinyl; inset ceiling spotlights.

GARAGE

Roller door; window to rear; fixed staircase to loft room which has been floored and lined; power and light.

GARDEN



Cor Valley is set in generous garden grounds, mainly laid to lawn with mature shrubs and trees giving a good degree of privacy. A good size gravel driveway provides off street parking for several cars.

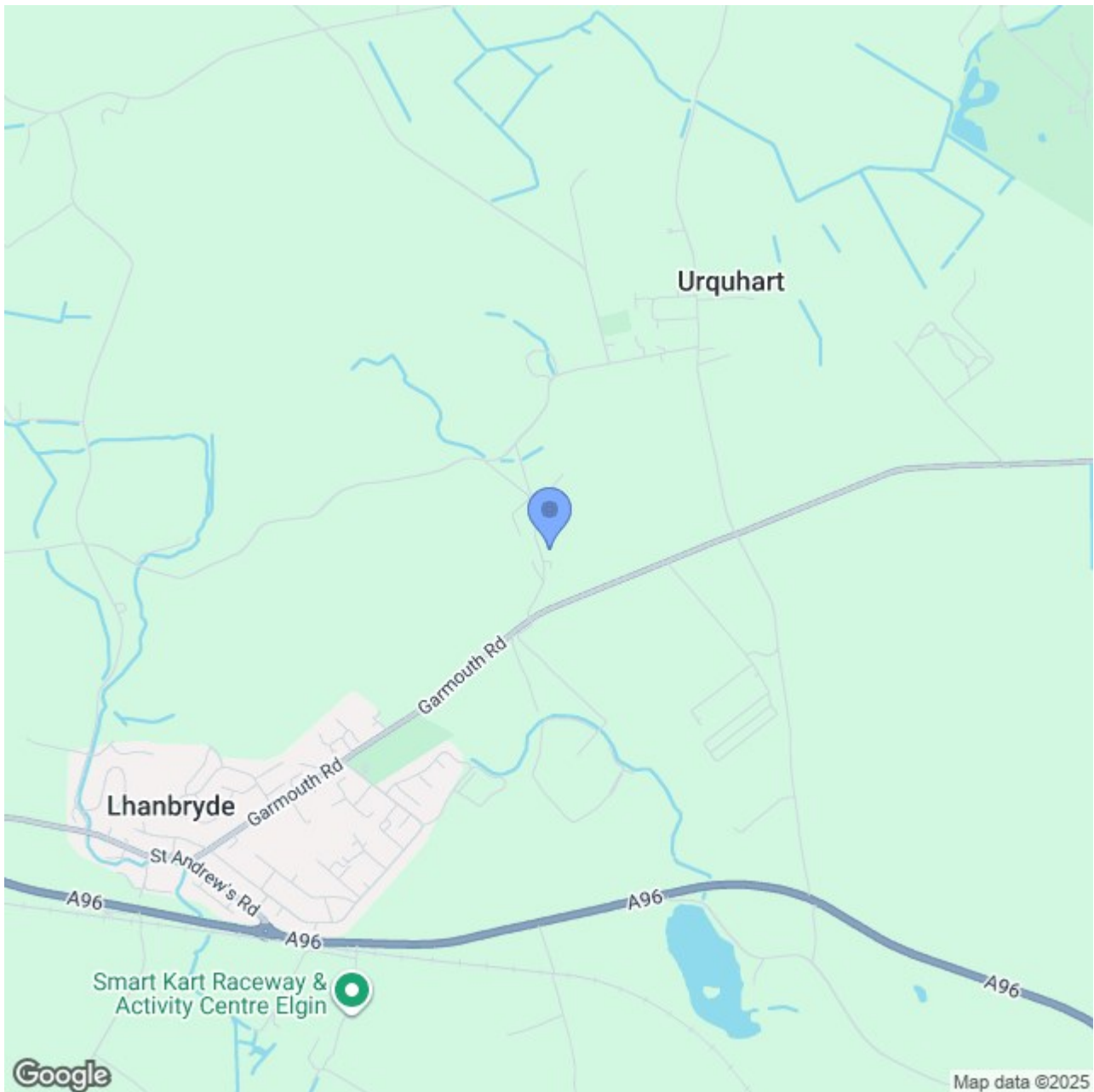
A wooden summerhouse with power and light lies to the rear of the garden with a covered decking area and a Chesney wood burner/barbecue

NOTES

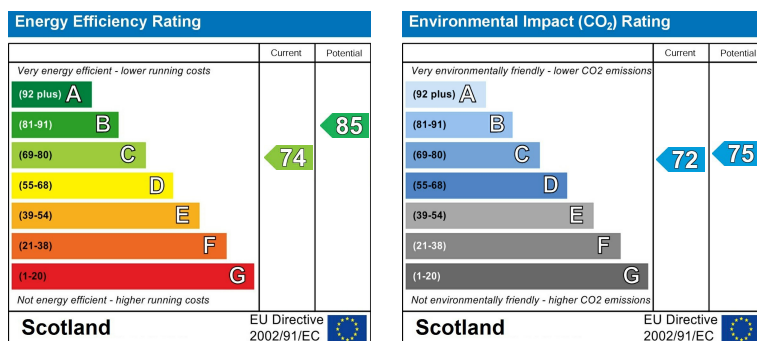
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all curtains and blinds (with the exception of those in the ground floor bedroom) all bathroom, both en-suite and guest WC fittings; the Neff double electric oven, hob, hood, integrated dishwasher and fridge freezer in the kitchen and the summerhouse, Chesney wood burner and the rotary clothes dryer in the garden.



Area Map



Energy Efficiency Graph



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