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Estate Agents & Solicitors



## **Achmelvich Pluscarden, Elgin, IV30 8TZ**

**Offers over £350,000**

Achmelvich is located in the popular rural area of Pluscarden, with a back drop of mature trees and set in a substantial garden extending to around a third of an acre, with an additional quarter acre to the side, this 4/5 bedroom property is an ideal family home. The accommodation comprises entrance hallway, lounge/dining room, dining kitchen, utility room, guest WC, study/bedroom 5 and on the first floor four double bedrooms (one en-suite) and a family bathroom.

The property further benefits from double glazing, oil central heating, double integral garage and a substantial garden.

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## ENTRANCE HALLWAY



Wooden and glazed entrance door; under-stair cupboard; fitted carpet; inset ceiling spotlights

## LOUNGE/DINING ROOM

24'9" x 22'1" at longest and widest (7.56m x 6.74m at longest and widest)



L Shaped room; double aspect to front and rear; Sandstone fire surround with open fire; fitted carpet; inset ceiling spotlights; ceiling light fitting in the dining area.



## DINING KITCHEN

19'7" x 13'1" at longest and widest (5.97m x 4m at longest and widest)



Two windows to rear; fitted kitchen in Oak finish; integrated dishwasher; slot in electric cooker; tile effect flooring; inset ceiling spotlights and ceiling light fitting.

**UTILITY ROOM**

7'4" x 5'7" (2.24m x 1.71m)



Window to rear; range of base and wall units; plumbing and space for washing machine and tumble dryer; stainless steel sink; tile effect flooring; ceiling strip light.

**GUEST WC**

4'5" x 3'10" (1.35m x 1.17m)



Window to front; sink; WC; tile effect flooring; ceiling light fitting.

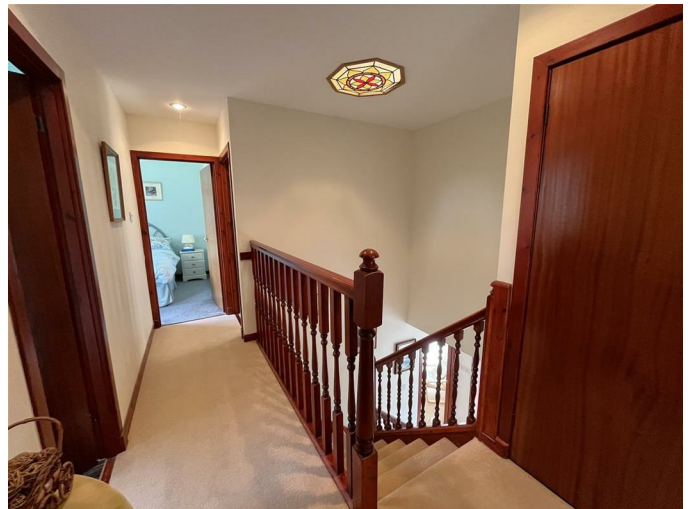
**STUDY/GROUND FLOOR BEDROOM**

11'7" x 8'11" (3.55m x 2.73m)



Window to front; fixed shelving; fitted carpet; inset ceiling spotlights.

**STAIRCASE AND LANDING**



Built-in storage cupboard with access hatch to the loft space; fitted carpet; inset ceiling spotlights.



**BEDROOM 1**

12'2" x 15'2" (3.71m x 4.64m)



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

**EN-SUITE SHOWER ROOM**

7'6" x 3'8" (2.30m x 1.12m)



Window to front; vanity mounted sink; WC and shower cubicle with mains shower; tile effect flooring; inset ceiling spotlights.

**BEDROOM 2**

10'4" x 9'5" (3.15m x 2.89m)



Window to rear; double built-in wardrobes; fitted carpet; inset ceiling spotlights.

**BEDROOM 3**

11'3" x 9'0" (3.43m x 2.76m)



Window to front; double built-in wardrobes; fitted carpet; inset ceiling spotlights.

**BEDROOM 4**

9'6" x 9'0" (2.92m x 2.76m)



Window to rear; fitted carpet; inset ceiling spotlights.

**FAMILY BATHROOM**

9'6" x 6'2" (2.90m x 1.90m)



Window to rear; vanity mounted sink; WC and shower cubicle with electric shower; tile effect flooring; inset ceiling spotlights.

**DOUBLE INTEGRAL GARAGE**

Electric up and over door; power and light.

**OUTSIDE**



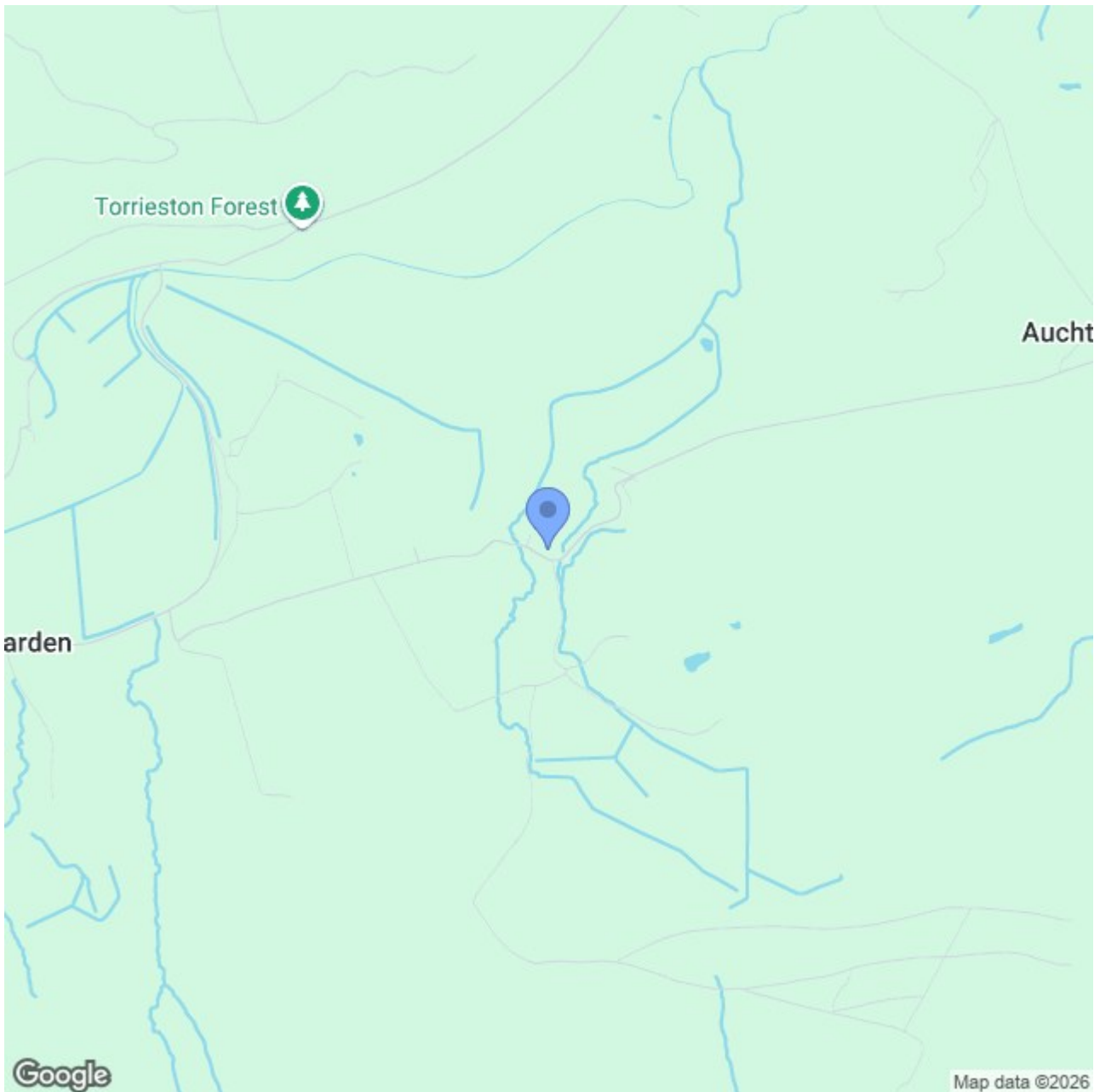
The property is set in a substantial garden extending to around a third of an acre which is mainly lawn and planted with mature shrubs and trees. A substantial loc bloc driveway provides off street parking for several cars. Another area of ground extending to around quarter of an acre also belongs to Achmelvich and is grassed with some mature shrubs and trees.

**NOTES**

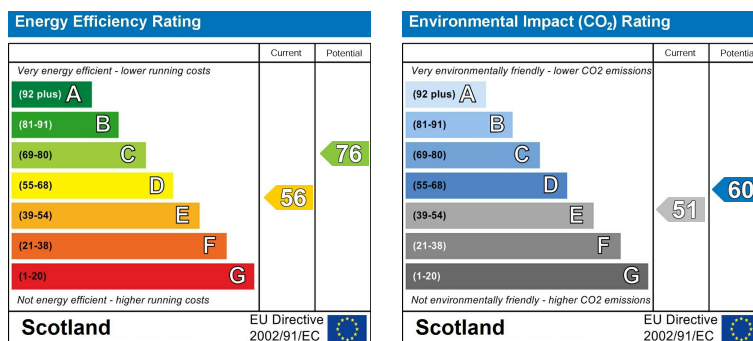
Included in the asking price: all carpets and fitted floor coverings; all light fittings; all bathroom, en-suite and guest WC fittings; the slot in electric cooker and integrated dishwasher in the kitchen.

By Separate Negotiation: The ride on lawnmower, the robot lawnmower and the American style fridge freezer.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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