



**Harper
Macleod LLP**
Estate Agents & Solicitors



Rose Villa , Carron, AB38 7QP
Offers over £530,000

Immaculately presented 4 bedroom detached house nestled in a rural and peaceful location, only 4 miles from the village of Aberlour.

The spacious accommodation is set over 2 floors and comprises entrance vestibule, hallway, open plan kitchen, dining area and lounge, sun room, 4 bedrooms (one with en-suite) bathroom, shower room and a utility room. The property further benefits from double glazing, oil central heating, a generously sized wrap around garden, ample off-street parking and a detached single garage.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 **Email:** propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE VESTIBULE

UPVC & glazed door; laminate flooring; inset ceiling spotlights; built-in double storage cupboards.

HALLWAY

Laminate flooring; inset ceiling spotlights; built-in storage cupboard.

OPEN PLAN KITCHEN, DINING AREA AND LOUNGE

33'10" x 31'4" (10.33m x 9.57m)

Fitted kitchen in white and black gloss; built in double oven and steam oven with warming drawer; island with quarts worktop, integrated hob, hood and wine fridge; space for fridge freezer; sink; inset ceiling spotlights; marble tile flooring; windows to rear. Large wood burning stove on Caithness slate hearth; windows to front and side; inset ceiling spotlights; laminate flooring.

SUN ROOM

12'11" x 12'3" (3.95m x 3.75m)

Glazed on 3 sides; French doors to the garden; inset ceiling spotlights; laminate flooring.

BEDROOM 1

15'4" x 13'1" (4.68m x 4m)

Windows to front; built-in double wardrobe; fitted carpet; ceiling light fitting.

WALK-IN WARDROBE

8'1" x 5'0" (2.48m x 1.53m)

Internal room; wall mounted shelves; fitted carpet; inset ceiling spotlight.

EN-SUITE

8'2" x 6'2" (2.49m x 1.88m)

Frosted window to side; vanity mounted sink & WC, recessed shower enclosure with mains shower; wall mounted towel rail; shaver point; inset ceiling spotlights; tiled flooring.

BEDROOM 2

15'4" x 13'1" (4.68m x 4m)

Window to front; built-in mirrored double wardrobe; fitted carpet; ceiling light fitting.

BATHROOM

10'4" x 7'10" (3.15m x 2.39m)

Frosted window to rear; vanity mounted quarts sink and WC; wet room style shower with mains shower; built-in bath; tiled flooring; wall mounted towel rail; wall light fittings and inset ceiling spotlights.

UTILITY ROOM

9'1" x 7'10" (2.78m x 2.39m)

Range of wall and base units; stainless steel sink; plumbing and space for washing machine; space for tumble dryer; built-in double storage cupboard; UPVC glazed door to the rear garden; laminate flooring; pulley clothes airer; inset ceiling spotlights.

STAIRCASE AND LANDING

Glass rail with wooden banister; decorative lighting; fitted carpet; inset ceiling spotlights; Velux window to rear.

BEDROOM 3

14'8" x 11'9" (4.48m x 3.60m)

Velux windows to front and rear; built-in mirrored double wardrobe; fitted carpet; ceiling light fitting.

WALK-IN WARDROBE

14'8" x 5'6" (4.48m x 1.69m)

Internal room; fitted carpet; ceiling light fitting.

SHOWER ROOM

9'6" x 6'2" (2.90m x 1.88m)

Velux window to front; vanity mounted sink & WC, recessed shower enclosure with mains shower; wall mounted towel rail; shaver point; inset ceiling spotlights; mosaic tiled flooring.

Bedroom 4

14'8" x 13'7" (4.48m x 4.15m)

Velux windows to front; built-in mirrored double wardrobe; laminate flooring; ceiling light fitting.

WALK-IN WARDROBE

14'8" x 6'6" (4.48m x 2m)

Internal room; laminate flooring; ceiling light fitting.

SINGLE GARAGE

Up and over door; power and light.

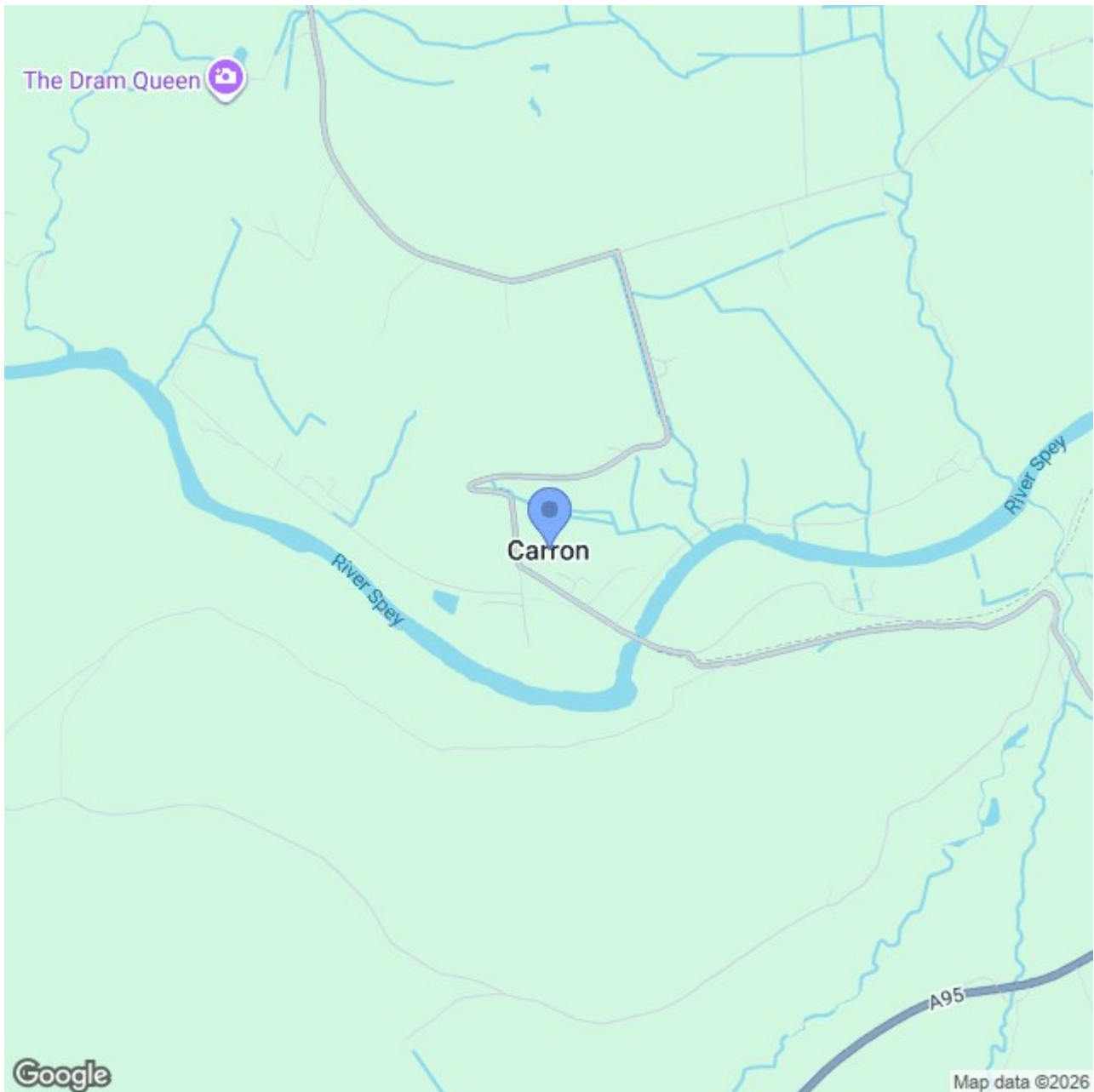
OUTSIDE

Generously sized fully enclosed wrap around garden laid to lawn with a spacious driveway to accommodate several vehicles. There is a garden shed, large log store, golf practice net and ramp access to the rear of the property.

NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; curtains and curtain poles; all bathroom, shower room and en-suite fittings; the built-in double oven, the steam oven and warming drawer, hob, hood and integrated dishwasher, built-in wine fridge and the fridge freezer in the kitchen.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>