

5 Orchardfield
Elgin
Morayshire
IV30 8XL



Offers Over £380,000

Located in a semi-rural position overlooking fields to the front is this 4 Bedroom Detached Family Home. The property is positioned within close driving proximity to Elgin and Gordonstoun School.

Features

4 Bedroom Detached House

Semi-Rural position with countryside views

Own Driveway and Integral Garage

Rear Garden with Summer House

Double Glazing

Oil Central Heating



Located in a semi-rural position overlooking fields to the front is this 4 Bedroom Detached Family Home. The property is positioned within close driving proximity to Elgin and Gordonstoun School.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge with wood burning stove, a spacious Kitchen / Diner, Utility Room and a Ground Floor Shower Room. The 1st floor comprises a roomy Landing, Master Bedroom with En-Suite Shower Room, 3 further Bedrooms and a Bathroom.

Entrance to the property is via a front door with double glazed frosted panel windows leading to:

Entrance Vestibule – 5'1" (1.54) x 5'1" (1.54)

Ceiling light fitting
Laminate flooring

Hallway

Coved ceiling with 2 pendant light fittings
Double radiator
A carpeted staircase leads up to the 1st floor landing
Laminate flooring

Lounge – 19' (5.79) max x 17'7" (5.36) max

A generous sized room which benefits from countryside views to the front and features a wood burning stove to one corner of the room
Coved ceiling with recessed ceiling lighting
3 Double glazed windows to the front
Double radiator
Fitted carpet

Double doors lead through into the Kitchen / Diner

Kitchen / Diner – 22'3" (6.77) max reducing to 17'7" (5.36) x 15'6" (4.72)

A bright and spacious room comprising recessed ceiling lighting
Double glazed windows to the rear offering views and double glazed windows to the side aspects of the room, floor to ceiling height windows, all fitted with remotely operated electric roller blinds
Double radiator
A range of wall mounted cupboards with under-unit lighting and fitted base units featuring granite work tops
A range style 5-ring induction electric cooker with double ovens and grills
1 ½ style sink with drainer unit and mixer tap
A centre island with cupboard and drawer space and breakfast bar seating area
Space to accommodate a fridge/freezer
A further fitted base unit is to one side with space to accommodate a drinks chiller
Plenty of space to accommodate a dining table
Double glazed double doors to the rear which lead out to the garden
Tiled flooring

A door leads back into the main hallway

Utility Room – 11'1" (3.37) x 6' (1.83)

Pendant light fitting

Double glazed window to the rear

Single radiator

Fitted base unit with a granite work top and single sink with mixer tap

Space to accommodate a washing machine and tumble dryer

Tiled flooring

There is a ramped entrance at the back door for accessible access

Doors lead to the Garden and to the Integral Garage

Ground Floor Shower Room – 6'6" (1.97) max x 7'3" (2.20) max into the cubicle

Ceiling light fitting

Heated towel rail

Fitted vanity unit with recessed wash basin, mixer tap and fitted mirror with lighting

Press flush W.C

Shower cubicle enclosure with mains shower and tiled walls within

Laminate flooring

1st Floor Accommodation

Landing

A generous size landing which provides the space to utilise for study and 'snug' areas

3 pendant light fittings

Loft access hatch

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

Double radiator

2 built-in storage cupboards

Fitted carpet

Master Bedroom with En-Suite Shower Room – 14'10" (4.52) plus wardrobe space x 12'5" (3.78)

Recessed ceiling lighting

Double glazed window to the front offering countryside views

Double radiator

Built-in wardrobes to one side of the room with sliding mirrored doors

Fitted carpet

En-Suite Shower Room – 9'3" (2.81) x 6'1" (1.84)

Ceiling light fitting

Double glazed Velux window to the rear

Heated towel rail

Vanity unit with recessed wash basin and fitted mirror with lighting

Quadrant shower cubicle with mains shower and tiled walls within

Press flush W.C with a concealed cistern

Tile effect flooring

Bedroom 2 – 14'2" (4.32) plus window recess and wardrobe space x 12'4" (3.76)

Ceiling light fitting
Double glazed window and a double glazed Velux window to the side
Double radiator
2 built-in mirrored wardrobes
Fitted carpet

Bedroom Three – 11' (3.35) plus wardrobe space x 9'3" (2.81)

Ceiling light fitting
Double glazed window to the front offering countryside views
Double radiator
Built-in triple mirrored wardrobe
Fitted carpet

Bedroom Four – 12'10" (3.91) into door recess x 9'9" (2.96)

Ceiling light fitting
Double glazed window to the front offering countryside views
Double radiator
Built-in mirrored wardrobe
Fitted carpet

Bathroom – 8'2" (2.49) x 7'4" (2.23)

Ceiling light fitting
Double glazed Velux window to the front
Heated towel rail
Fitted vanity unit with recessed wash basin and fitted mirror with lighting
Double ended bath with mixer tap and hand shower fitting
Quadrant shower cubicle with mains shower and tiled walls within
Press flush W.C
Tile effect flooring

Garden

A good-sized rear garden which is mostly laid to lawn
Oil tank is located to one side
Timber wood store, outside garden tap and outside power socket
There is a timber built-in summer house to one corner of the garden
A gate leads round to the driveway

Garage – 18'9" (5.71) deep x 12'5" (3.78) wide

Electric up and over door to the front
Strip lighting
Double glazed window to the rear
Oil fired boiler
Garage flooring

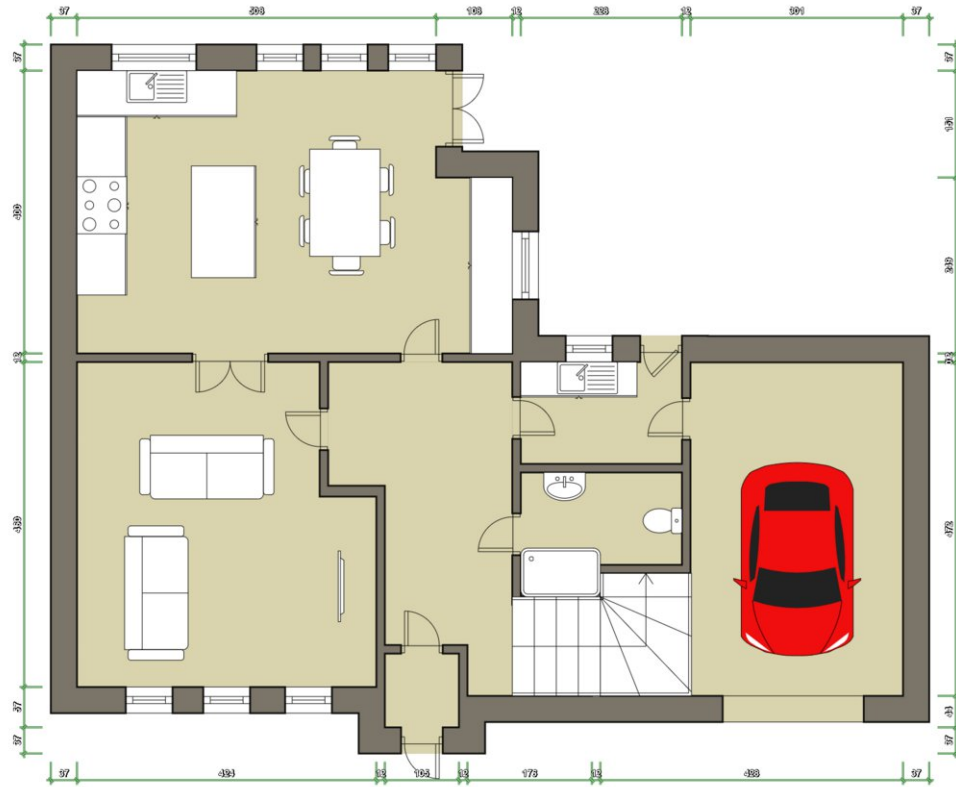
Driveway

A gravelled driveway providing parking for 2-3 vehicles

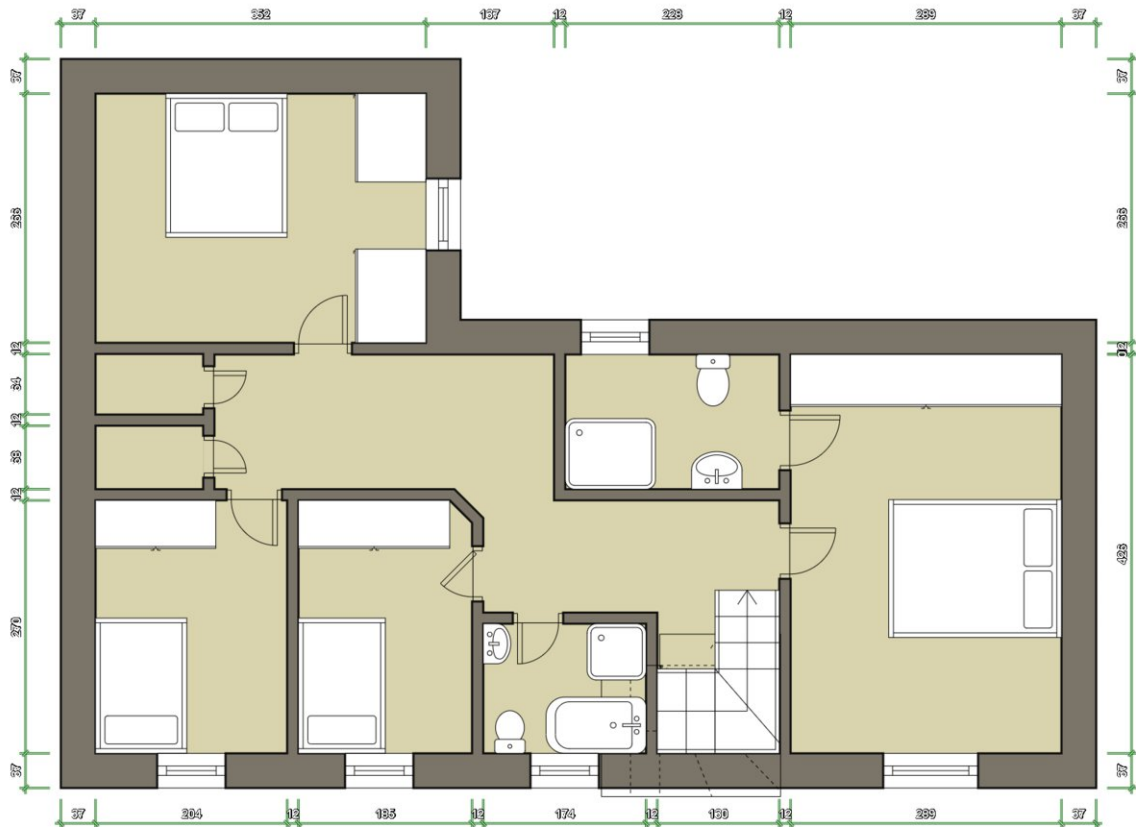
Note 1

All light fittings, fitted blinds & floor coverings are to remain.

Floorplan

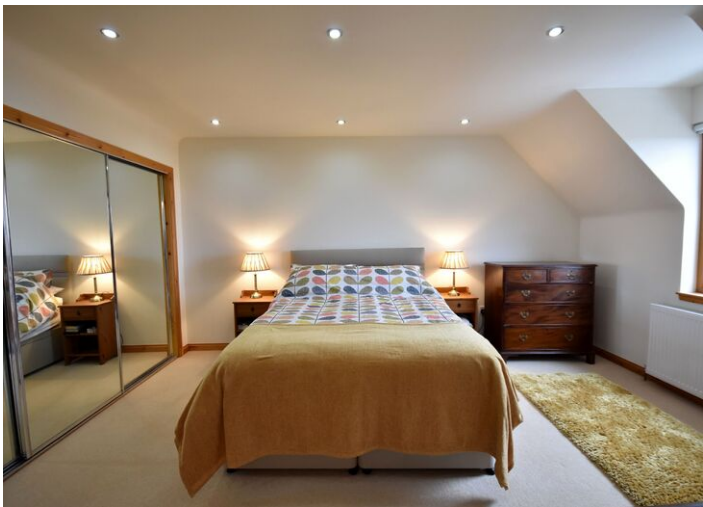


Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on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















Energy Performance Rate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			93
(81-91) B			
(69-80) C	74		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Council Tax Band

Currently E

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.