



Scone Road, Elgin, Moray

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# Scone Road Elgin Moray

5 Bedroom Detached House  
Bright Living Room  
Modern Kitchen/Dining Room on open plan  
5 Bedrooms – 2 with En-suites  
Bathroom & WC  
Driveway for private parking  
Enclosed rear Garden  
Air Source/Gas Central Heating & Double Glazing

CCL is delighted to offer for sale this beautiful, modern, five-bedroom detached family home built by Springfield Homes in the popular area of New Elgin. The property is completed and decorated to a high standard and offers spacious accommodation over two floors, with a driveway providing off-street parking and an enclosed rear garden laid to lawn, with a slabbed patio. This is an ideal purchase for a growing family or a golf enthusiast, and viewing is highly recommended to appreciate the space and quality of the accommodation on offer.

## Situation

The property is in a quiet, popular residential area of New Elgin, just minutes from Elgin's centre. New Elgin offers local amenities like a GP, dental surgery, nursery, and shops. Elgin, with around 25,000 residents, is Moray's commercial and administrative hub, featuring schools, a hospital, shops, and leisure facilities. Moray College UHI serves 10,000 students. Well connected by the A96, Elgin provides easy access to Inverness and Aberdeen, including their airports.





139 Scone Road is a Springfield designed and built, KinCraig-style, detached property offering five bedrooms and an integrated garage. This exceptional family home combines striking architectural features with a highly practical layout, designed to accommodate large families with ease.

Key features include a show-piece kitchen and dining area with French doors opening onto the rear garden. A ground-floor bedroom provides an ideal solution for those with mobility needs and can also serve as a study. Two of the upstairs bedrooms benefit from en-suite facilities and walk-in wardrobes. Every aspect of the property has been carefully considered to ensure comfort and convenience.

On approach, the property's distinctive exterior is immediately apparent. The protruding façade and overhanging roof create visual interest, while the contrasting grey and white render adds depth. Grey cladding introduces a traditional touch that balances the contemporary design. Dual-aspect windows ensure the interior is flooded with natural light and enhance the home's kerb appeal. The front garden is laid to turf, and the monoblocked driveway provides an elegant entrance, complemented by a PIR light and doorbell for added security and convenience.

### Ground Floor

The entrance hallway is generously proportioned, offering space for furniture and a deep storage cupboard. Direct access to the integrated garage further enhances practicality. The lounge is a standout feature, with dual-aspect windows providing views to the front and side. This spacious room is ideal for entertaining and family gatherings.

Bedroom 5, located on the ground floor, is adjacent to the WC and is perfectly suited for those with mobility requirements. Alternatively, it can be used as a home office, games room, or snug, offering flexibility to suit your needs.

To the rear, the open-plan kitchen and dining area is fitted with contemporary dark grey base and wall units, complemented by white marbled worktops and integrated appliances. French doors lead directly to the garden, making this an ideal space for entertaining. The adjoining utility room continues the kitchen's design theme and provides plumbing for a washing machine, with a further door to the side garden.

The garage is pre-wired for an electric car charger, ensuring future-proofed convenience for electric vehicle owners.

The main access to the rear garden is via the French doors in the dining area, creating a seamless transition between indoor and outdoor living—ideal for summer entertaining.

### First Floor

Bedroom 1 is a spacious retreat, featuring dual-aspect windows, a large walk-in wardrobe, and a luxurious en-suite shower room.

Bedroom 2 also offers a walk-in wardrobe and en-suite, mirroring the high specifications of Bedroom 1. Bedrooms 3 and 4 are generously sized, each with fitted wardrobes. These versatile rooms can be adapted as studies, hobby rooms, or playrooms. All bedrooms are equipped with TV points for maximum connectivity.

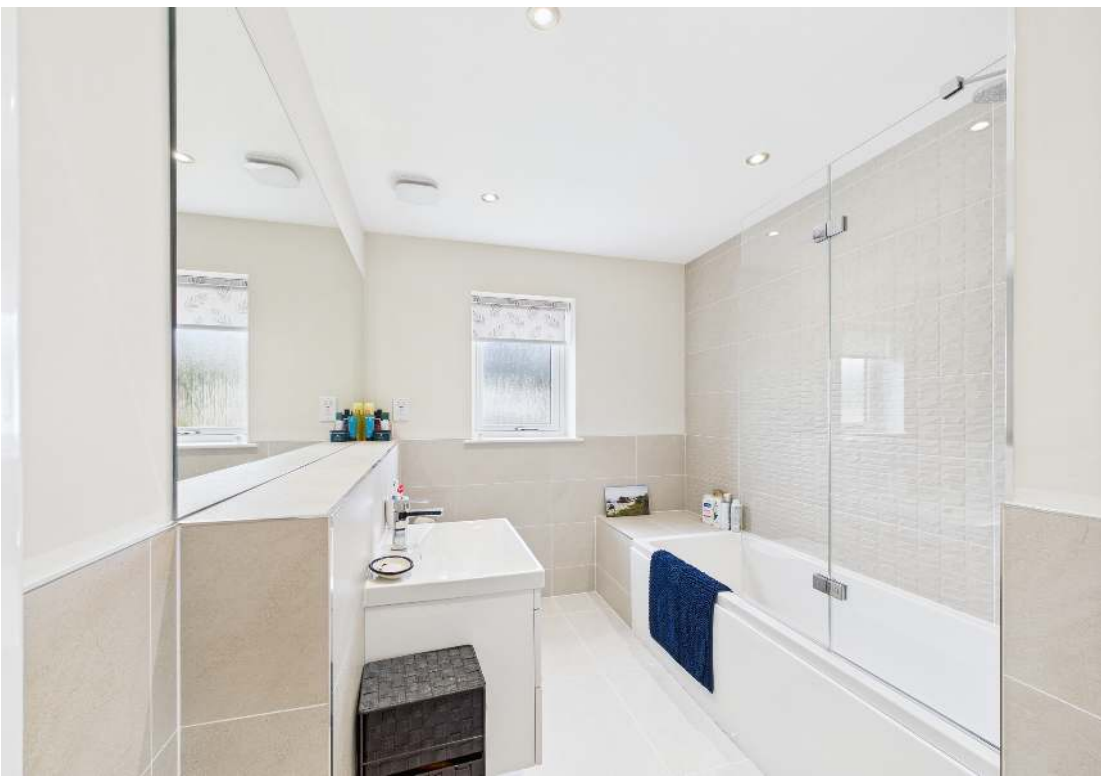
The family bathroom includes a shower over the bath and is finished to the same premium standard as the en-suites.

### External Features

The front garden is laid to lawn with shrub borders, and the mono block driveway provides private parking for up to three vehicles, leading to the front door and garage. A wooden gate gives access to the enclosed rear garden, which features a lawn, high fencing, a wall, and a large timber shed available by separate negotiation.















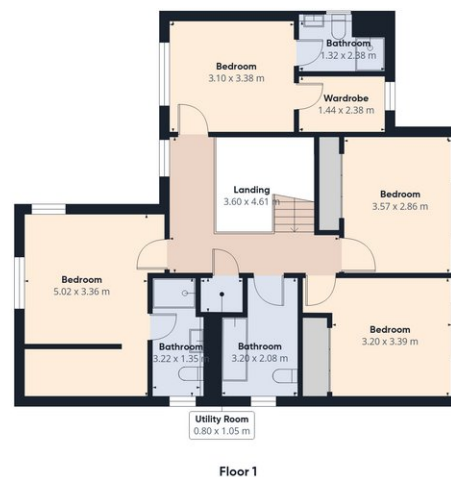
### Construction & Warranty

The property is built with high levels of insulation, ensuring warmth and energy efficiency, and is equipped with a modern, cost-effective heating system. High-quality materials are used throughout, from kitchen appliances to bathroom fittings, windows, and doors, ensuring durability and longevity.

139 Scone Road is covered by the New Homes Quality Code for two years and benefits from an NHBC warranty for a further eight years.

### Services

The property has mains gas, water, drainage, and electricity



Approximate total area<sup>(1)</sup>  
170 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All appointments to view this or any of our other properties must be made through the vendors sole agents.

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.