



Dunroamin | Miltonduff | Elgin | Moray | IV30 8TG

www.cclproperty.com

Dunroamin, Miltonduff, Elgin, Moray, IV30 8TG

- Superb Detached 5 Bedroom Family Home
- Fantastic Summer House
- Detached Double Garage
- Large workshop with Shed
- Picturesque rural location
- Garden grounds surrounding the property
- Large gravel driveway for private parking

Summary

CCL are delighted to offer for sale this charming 5 bedroom detached house in a rural setting surrounded by beautiful countryside close to the village of Miltonduff, just a short distance from Elgin. Set in a peaceful and picturesque location the property offers spacious family accommodation comprising of hallway, spacious dining kitchen, 2 living rooms, 5 Bedrooms, family bathroom and shower room. Extremely well maintained garden to the rear with a large area of lawn, lovely paved area housing the hot tub, further gravel area with large summer house, shed, fruit trees, garden shed, poly tunnel and a concrete block workshop with shed. A large gravel driveway to the front provides ample private parking and leads to the detached double garage with further parking area to the side and gate to rear garden.

The property is situated in the beautiful countryside close to the village of Miltonduff, with lovely countryside views surrounding it, yet within close proximity to the city of Elgin where all of the necessary amenities including supermarkets, grocers, doctors, dentists and vet surgeries can be found. Elgin boasts many leisure establishments including a 3-screen cinema complex, leisure centre, bowling alley, restaurants and cafés. Elgin is extremely well serviced and is situated approximately 36 miles east of Inverness and 64 miles west of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective





Property

The five bedroom property has spacious family accommodation spanning two floors comprising of entrance hallway, living room, kitchen with dining, rear hall/boot room, Dining room/family room, shower room, five bedrooms and family bathroom. Detached double garage, large workshop and Summer house. The property enjoys the benefits of double glazing, bio-mass central heating and calor gas cooking. All carpets and floor coverings, blinds, curtains and light fittings are included in the sale, as well integrated appliances and built in bedroom furniture. Early viewing is highly recommended to appreciate the quality of accommodation on offer.

Entrance Hallway:

Double glazed external door provides access to the welcoming hallway which has carpeted staircase leading to upper floor. Under stairs storage cupboard.

Living Room: (4.66m x 3.60m)

A bright and spacious room with picture window to the front providing lovely views over the surrounding countryside

Kitchen: (7.24m x 3.28m)

Spacious kitchen with a good range of white wall and base units with complimenting white marbled worktops incorporating a sink and drainer. Five ring dual fuel range with two ovens, integrated dishwasher, fridge and freezer. Matching breakfast bar with seating for four. Space and plumbing for washing machine and tumble drier.

Rear vestibule/Boot Room:

Exterior door from the driveway gives access to this area which has hanging for coats and storage for boots/shoes. Also houses the fridge/freezer. Further door to the kitchen. Access to storage in loft space.

Living Room/Family rm: (5.68m x 3.98m)

Accessed via a glazed wooden door from the kitchen, a bright, spacious room with large picture window to one side and fully glazed doors to the other providing excellent natural light.

Shower Room:

Modern shower room with white WC and wash hand basin inset to vanity storage unit, shower room is fully tiled, has a shower cabinet fitted with aqua panels and electric shower. Heated towel rail and frosted window.

Bedroom 5/Study: (2.68m x 2.65m)

Situated to the rear with window overlooking the garden, this room is currently used as a study/hobby room

Bedroom 2: (3.85m x 2.66m) rear

Double room again to the rear, with mirror door double wardrobe providing excellent hanging and shelf space.

Bedroom 3: (3.98m x 2.76m) front

Again, a double with picture window to the front. Triple wardrobes bedside cabinets and chest of drawers all matching and will be included.

Upper Landing:

Carpeted staircase leads to the upper landing, where there is access to both further bedrooms and the family bathroom.

Main Bedroom: (4.37m x 3.99m)

An extremely spacious room with triple aspect windows, built in furniture comprising triple wardrobe and five chest of drawers all matching which will remain.

Family Bathroom: (2.41m x 2.28m)

Fitted with a three piece suite comprising of W.C, wash hand basin and bath. Aqua panel throughout. Frosted window to the side.

Bedroom 4: (4.36m x 3.86m)

A further lovely spacious room with triple aspect again, with all matching furniture which will remain.

External

A gravel driveway into the property provides parking for several cars and leads to the double garage, the neighbour behind has a right of access to the side of the drive. Gravel chips continue along the front of the property and is bordered with a wall to the front.

The substantial rear garden has a slab patio with hot tub, step up a large area of lawn with a block built, well equipped workshop with at the rear. Further gravel area with the summer house and leads to vegetable garden with a further shed and poly tunnel. Also a boiler room for the bio-mass heating.

Summer House:

Superb 5.2 metre sq cabin, which is an ideal entertaining space with a bar, seating and TV area. And lovely decked and covered porch with ground level lighting.

Detached Double Garage:

Spacious double garage measuring 6.2sq metres, ample space for cars and further storage, has large loft space with drop down ladder. With up and over doors and further side access door.













Floor 0



Floor 1

Approximate total area⁽¹⁾
160.57 m²

Reduced headroom
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Performance Certificate (EPC) Scotland

EDINBURGH, ELGIN, IVA STC

Address: 25 Dalrymple Drive, Elgin, Moray, IV30 1BU
 Date of certificate: 02 October 2024
 Valid until: 02 October 2029
 EPC Rating: B
 Potential Energy Rating: 278 kWh/m²/year

Estimated energy costs for your home for 3 years* **£3,413**

Over 3 years you could save* **£3,432**

Energy Efficiency Rating

Environmental Impact (CO₂) Rating

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.