



4 The Coach House | Dunkinty | Elgin | Moray | IV30 8RF

## 4 The Coach House, Dunkinty, Elgin, Moray, IV30 8RF

- Superb 2/3 Bedroom House
- Elegant Lounge with Dining Area
- Fully fitted Kitchen
- Sun Room
- Shower Room
- Large main bedroom with En-Suite shower room
- Bright Gallery/Family Room/Bedroom
- Further double bedroom
- Under floor heating & Double glazing
- Garage, Private Parking and enclosed rear garden

### Summary

CCL are delighted to offer for sale this extremely well presented 2/3 Bedroom House in a very popular and sought after area of Dunkinty an award winning development. The property offers bright, spacious accommodation on two floors, with private parking to the front, a garage and an enclosed, secluded rear garden with a lovely patio area. Ideal purchase for a professional couple, or someone in retirement looking to downsize but still having large rooms. Viewing is highly recommended to appreciate the space and quality of the accommodation on offer.

The property is located in a quiet and very popular residential area of Linkwood, just a few minutes' drive from the main city centre of Elgin. The area has local amenities such as GP surgery, dental surgery, a nursery/childcare facility, groceries store and other retail units. The sports centre with new indoor tennis coaching facility is only a few minutes walk away. Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 21,000. The town offers a vast array of amenities and facilities including a number of primary schools, two secondary schools, hospital, health and social services. A range of high street shops, small retailers, sport and leisure facilities are on offer in the vicinity. Elgin is also home to Moray College UHI which provides a range of courses for around 10,000 students. The town is extremely well serviced and is situated on the A96, with good transport links to Inverness and Aberdeen and their respective airports.





## Property

Elegant, spacious and well presented home with good accommodation spanning two floors, with comfortable lounge on open plan with the Dining Room, fitted kitchen with a breakfast bar, lovely bright sun room, shower room and double bedroom completes downstairs, main bedroom with en-suite shower room and an spacious open gallery room which is over looking the dining area on the first floor, this room could ideally be utilised as the third bedroom. Double glazing and under floor heating on both floors. Included in the sale are all carpets and floor coverings, blinds, curtains and light fittings.

Accommodation:

Entrance Hallway:

Bright and spacious, welcoming hallway, with stairs to upper floor and giving access to the Lounge, shower room and double bedroom.

Shower Room: (2.39m x 2.27m)

Modern shower room fitted with white WC and wash hand basin which is in vanity storage along one wall with large mirror. Corner shower cabinet with rains shower installed and glazed doors. Heated towel rail.

Bedroom 2: (3.76m x 3.32m)

A bright and spacious room with window to the front. Two double wardrobes with sliding doors proving an excellent range of hanging and shelved storage.

Lounge/Dining Room: (7.23m x 4.95m)

An extremely elegant, spacious and bright room, with a cream fire place with windows either side making lovely focal point. Door leads into the sun room, creating a further sense of space. The large dining area is open plan with three full length windows looking out to the rear and fitted with blinds and curtains. The area is double height and is over looked from the gallery above. (The fire place is free standing and will be removed or may be purchased by separate negotiation)

Sun Room:

Accessed from the Lounge, this lovely room, which is fully glazed and ideal for sitting and relaxing while watching the red squirrels, wood pecker and other wildlife in the garden. Also has exterior door providing access to the garden.

Kitchen (6.21m x 2.60m)

Lovely, light kitchen fitted with a good range of wall & base units in white with contrasting dark granite worktops incorporating a 1½ bowl sink and drainer.

Integral double oven, hob and chimney style cooker hood, dish washer, fridge and freezer. A breakfast bar with seating for two, a study area and double door cupboard are situated at one end where there is also access to the garden.

Upper Gallery :

Carpeted staircase leads to the upper floor which opens up to an impressive bright gallery room, has two double velux windows on both sides and a double wardrobe with mirror doors providing extensive storage. Currently used as a beautiful seating area, but could be utilised as the third bedroom or home office.

Main Bedroom: (5.52m x 3.93m)

Extremely spacious double bedroom with window to the front of the property, and doors leading out to balcony over-looking the garden to the rear. Ample space to accommodate free standing furniture. Door giving access to en-suite.

En-suite Shower Room:

Good sized room providing an array of vanity storage which incorporates the wash hand basin, white WC and double size shower cabinet fitted with a mains shower and neutral tiling. Heated towel rail and shaver point.

## External

Lock block driveway providing private access into the mews with a central area for private parking leads to the front door and the garage. A side gate which gives access to the rear, where there is a well maintained, enclosed sunny garden mainly laid to lawn with an array of mature trees and shrubs. A patio with seating. Gravel area with rotary clothes drier. A large garden shed with light and power.

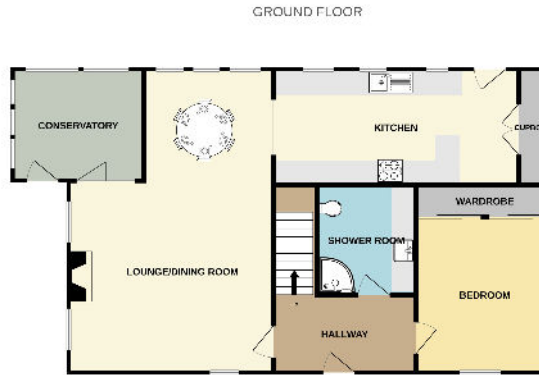
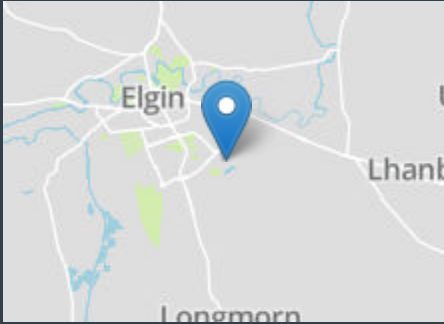
Garage:

Garage with remote controlled electric door and light and power installed. Ample space for further storage.









6111, COMSTON HOUSE, DUNKINNY, ELGIN, MORAY

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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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