



Avalon , Longmorn, IV30 8RN
Offers over £420,000

Immaculate architect designed south facing bungalow with uninterrupted views over the open countryside and situated in a quiet and picturesque rural location a short drive from Elgin. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen/family room, utility room, guest WC, study, dining room, four double bedrooms (one with en-suite and dressing room) and a family bathroom. The property which is in excellent order throughout further benefits from double glazing, oil central heating, garage and garden.

ENTRANCE VESTIBULE

uPVC entrance door; glazed side panels; solid oak flooring; inset ceiling spotlights.

HALLWAY



Two built-in storage cupboards; fitted carpet; inset ceiling spotlights.

LOUNGE

23'7" x 14'6" (7.20m x 4.43m)



Picture window to front; solid oak flooring; two ceiling light fittings.

DINING KITCHEN/FAMILY ROOM

22'7" x 15'5" (6.90m x 4.72m)



Double aspect to side and rear; fitted kitchen in solid Oak; built-in double electric oven; hob and hood; integrated dishwasher and under counter fridge; tile effect flooring. Solid Oak flooring in the family area; ceiling light fitting.

UTILITY ROOM

10'7" x 7'10" (3.24m x 2.40m)



uPVC and glazed door; window to rear; base units; stainless steel sink; plumbing and space for washing machine and tumble dryer; tile effect flooring; inset ceiling spotlights.

GUEST WC

5'10" x 4'1" (1.80m x 1.25m)



Internal room; sink; WC; tile effect flooring; ceiling spot light; extractor fan.

DINING ROOM

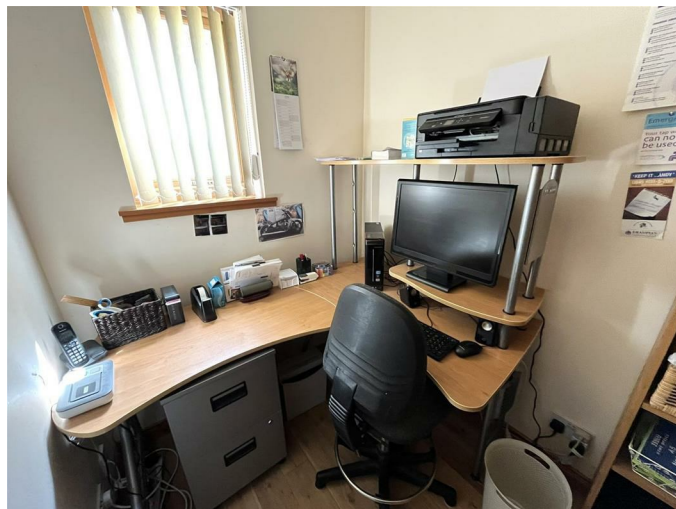
14'7" x 10'0" (4.46m x 3.06m)



French doors to the rear garden; solid Oak flooring; ceiling light fitting.

STUDY

7'11" x 5'4" (2.43m x 1.64m)



Window to front; solid Oak flooring; ceiling light fitting.

BEDROOM 1

15'8" x 12'6" (4.80m x 3.83m)



Window to rear; fitted carpet; ceiling light fitting.

DRESSING ROOM

10'5" x 7'7" (3.19m x 2.33m)



Window to rear; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM

7'7" x 5'10" (2.33m x 1.80m)



Window to side; sink; WC and shower cubicle with mains shower; ceramic tile flooring; inset ceiling spotlights.

BEDROOM 2

13'5" x 10'7" (4.10m x 3.23m)



Window to front; triple built-in wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 3

10'11" x 10'7" (3.33m x 3.23)



Window to front; triple built-in wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 4

14'2" x 9'5" (4.32m x 2.88m)



Window to rear; triple built-in wardrobes; fitted carpet; ceiling light fitting.

FAMILY BATHROOM

10'7" x 8'10" (3.23m x 2.70m)



Window to side; sink; WC; bath and recessed shower cubicle with mains shower; ceramic tile flooring; ceiling light fitting.

DOUBLE GARAGE



Up and over door; power and light; personnel door to the rear garden.

OUTSIDE



The garden to the front is mainly lawn bordered with mature shrubs and trees; a substantial gravel driveway provides off street parking for several vehicles. The garden wraps round the property to a lovely secluded and generous rear garden which has a good expanse of lawn; mature shrubs and trees; patio areas; two wooden garden sheds, rotary clothes dryer and greenhouse.

NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom, guest WC and en-suite fittings; the built-in double electric oven, hob, hood, integrated dishwasher and under counter fridge in the kitchen and the wooden garden shed and greenhouse in the

garden.

COUNCIL TAX BAND: F

DIRECTIONS

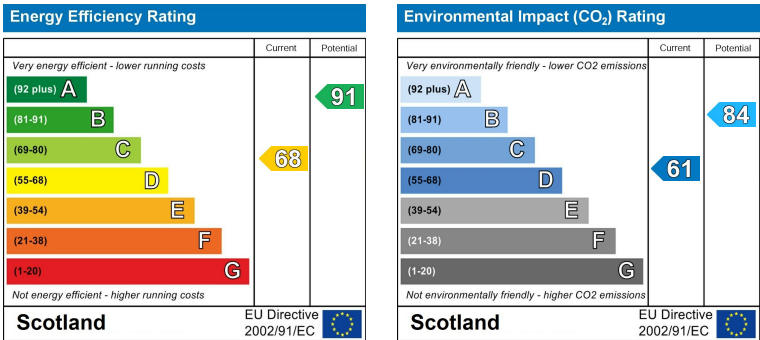
On the A941 take the turning signposted for Longmorn Distillery. Drive along that road, keeping to the right and the property is at the end of the track.



Area Map



Energy Efficiency Graph



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.