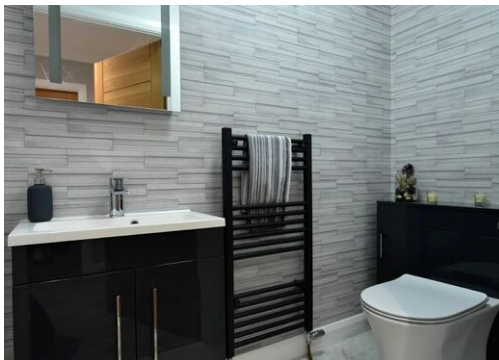
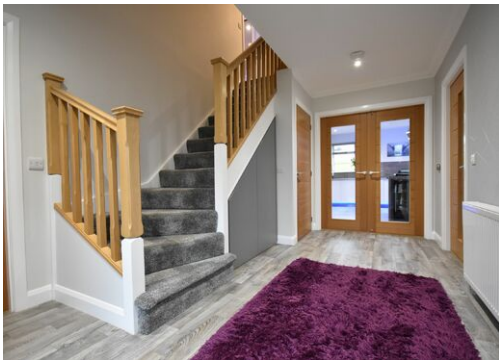


Tamnabrack,

Maggielknockater

Craigellachie AB38 9RJ



Offers Over £410,000

Benefiting from a semi-rural position and benefiting from countryside views is this 4 Bedroom Detached Family Home. The property is set within a plot of approximately 1.3 of an acre and offers approximately 215sqm of roomy living accommodation.

Features

4 Bedroom Detached House

Countryside Views

Double Detached Garage

Double Glazing

Benefiting from a semi-rural position and benefiting from countryside views is this 4 Bedroom Detached Family Home. The property is set within a plot of approximately 1.3 of an acre and offers approximately 215sqm of roomy living accommodation.

Accommodation comprises a Hallway, Ground Floor W.C, Lounge, Sun Lounge benefiting from far reaching views, a modern fitted Kitchen / Family Room, Utility Room and a Ground Floor Bedroom with En-Suite Shower wet room. The 1st floor comprises a Master Bedroom with En-Suite Dressing Room and En-Suite Shower Room, 2 further Double Bedrooms and a Bathroom.

The property features a gravelled Driveway which provides parking for several vehicles which leads to a Double Detached Garage. Plans have also been passed in July 2019 for a substantially sized Detached 15m x 7m Agricultural Shed.

4 Bedroom Detached House
Countryside Views
Double Detached Garage
Double Glazing
Oil Central Heating

EPC Rating - C

Entrance to the Property is via part panelled uPVC door with double glazed frosted windows leading to:

Hallway – 15'1" (4.59) x 9'7" (2.91) max reducing to 5'7" (1.70)

Recessed ceiling lighting

Interlinked smoke alarm

Double radiator

A carpeted staircase leads with oak veneered balustrade to the 1st floor landing with under stairs built-in storage space

Vinyl flooring

Ground Floor W.C

Ceiling light fitting

Heated towel rail

Vanity unit with recessed wash basin and press flush W.C with a concealed cistern

Tile effect flooring

Lounge – 17'9" (5.41) max x 17'7" (5.36) max into bay window recess

A spacious room comprising a coved ceiling with recessed ceiling lighting

Interlinked smoke alarm

A double glazed bay window to the front offering countryside views

2 double radiators for the room

Fitted display units with blue illuminated glass shelving and centre unit which provides storage space for Sky set top boxes etc

Fitted carpet

A door leads through to the Sun Lounge

Sun Lounge – 10'3" (3.12) max into recess x 13'7" (4.13)

This room benefits from far reaching views across the neighbouring farmland and towards the distant hills

Double glazed windows with double glazed double doors which lead out to the garden

Double radiator

Fitted carpet

A door leads through into the Kitchen / Family Room

Kitchen / Family Room – 27'7" (8.40) max x 13'11" (4.23)

A roomy and modern space which comprises recessed ceiling lighting

Double glazed window and double glazed double doors to the rear

The kitchen area comprises a dropped ceiling feature with blue back lighting, 3 light fittings and an integrated extractor unit

A centre Island with breakfast bar area and deep pan storage drawers, 'pop up' power point unit, integrated induction electric hob and wine cooler

A range of fitted wall mounted cupboards and base units with integrated dishwasher, 2 integrated single electric ovens, microwave and warming drawer

Space to accommodate an American style fridge/freezer (to remain)

Single sink with drainer unit and mixer tap

The room continues with a family area which provides ample space to accommodate a T.V unit and sofa suite

A double radiator and a contemporary design wall mounted radiator

Telephone point, Sky connection and CCTV connections

Vinyl flooring

Glazed double doors lead back into the main Hallway, a single door leads through to the Utility Room

Utility Room – 'L' shaped room – 11'4" (3.45) max x 10'7" (3.22)

Recessed ceiling lighting

Double radiator

Fitted cupboards and base unit with a single sink and drainer unit

Space to accommodate a washing machine and tumble dryer

Cupboard space which also houses the electric consumer unit

Vinyl flooring

A rear entrance door leads out to the Gardens

Ground Floor Bedroom with En-Suite Shower Wet Room – 16'3" (4.96) plus wardrobe space x

11'4" (3.45)

A generous sized bedroom comprising a ceiling light fitting

Double glazed window to the front

Double radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

En-Suite Shower Wet Room – 8'3" (2.51) max x 5'8" (1.72)

Ceiling light fitting

Single radiator

Shower curtain rail with mains shower and wet wall finish to the shower area

Pedestal wash basin and press flush W.C

1st Floor Accommodation

Landing – 10'10" (3.30) max into door recess x 9'3" (2.81)

Ceiling light fitting

Loft access hatch

Single radiator

Built-in airing cupboard housing the hot water tank and providing shelf space within

Fitted carpet

Master Bedroom with En-Suite Dressing Room and Shower Room – 19'7" (5.96) into window recess x (13'6" (4.11) plus door recess

Ceiling light fitting

Double glazed window to the front offering countryside views

Double radiator

Custom fitted wardrobes to one side of the room with sliding doors offering shelf space, built-in drawer space, power points within and space to accommodate a T.V.

Fitted carpet

An open doorway leads through to the Dressing Room and En-Suite Shower Room

En-Suite Dressing Room – 8'7" (2.61) x 6'11" (2.10)

Ceiling light fitting

Double glazed Velux window to the rear

Laminate flooring

A door leads to the En-Suite Shower Room

En-Suite Shower Room – 11' (3.35) max into cubicle recess x 6'11" (2.10)

A modern suite comprising recessed ceiling lighting

Double glazed Velux window to the rear

Heated towel rail

Fitted vanity unit with drawer space, recessed wash basin and mirror with integral lighting

A walk-in design shower cubicle with a rain design shower head and separate hand shower fitting

Tiled walls within

Press flush W.C with concealed cistern

Tiled flooring

Bedroom Two – 17'5" (5.31) max into window recess and plus wardrobe space x 11'4" (3.45)

Recessed ceiling lighting
Double glazed window to the front offering countryside views
Double radiator
A quadruple fitted wardrobe to one end of the room with sliding mirrored doors
Fitted carpet

Bedroom Three – 13'7" (4.13) max into window recess and plus wardrobe space x 9'9" (2.96)
Recessed ceiling lighting
Double glazed window to the front offering countryside views
Double radiator
Fitted double wardrobe with sliding mirrored doors
Fitted carpet

Bathroom – 11'4" (3.45) x 7' (2.13) max
Ceiling light fitting
Double glazed Velux window to the rear
Single radiator
Fitted bath with an electric shower and wet wall finish to the bath area
Pedestal wash basin and W.C
Vinyl flooring

Gardens

The property benefits from a substantially sized plot which extends to approximately 1.3 of an acre
Gardens areas are to both the front and rear of the property with the majority of the ground to one side and is laid to lawn

Driveway and Double Detached Garage

A gravelled driveway provides excellent parking space for several vehicles and for motorhomes/caravans etc

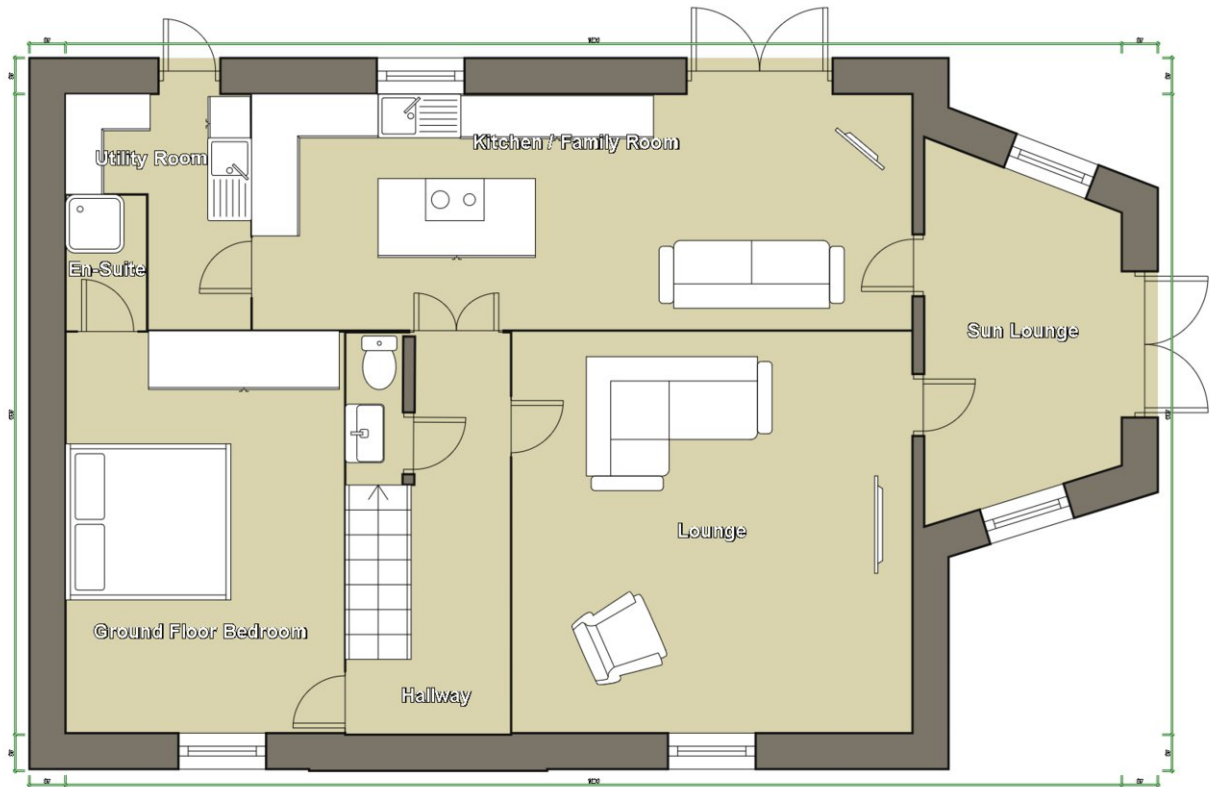
This leads to a Double Detached Garage with up and over doors to the front, a side entrance door and fitted with power and lighting

Planning Permission is also passed for a large 15m x 7m agricultural shed, this was passed by the Moray Council in July 2019.

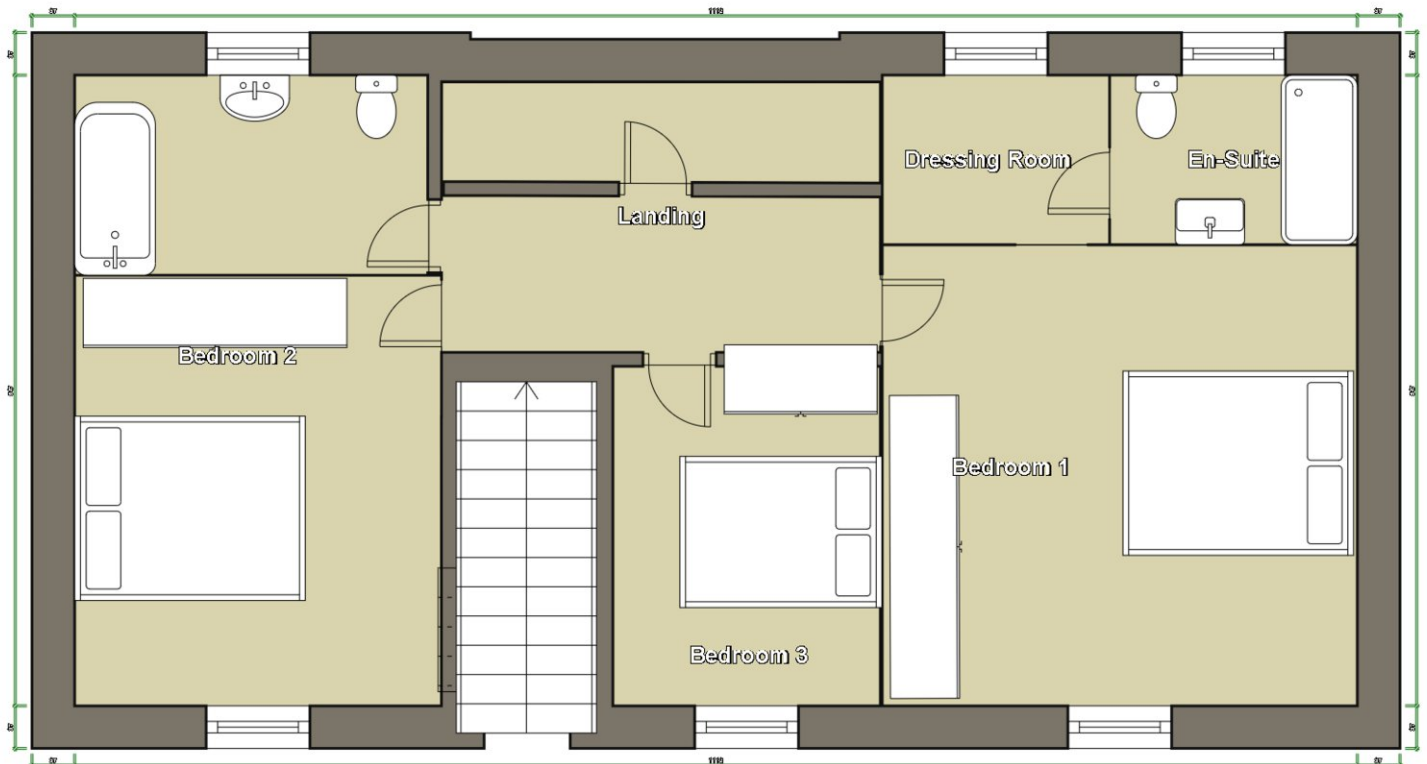
Note 1

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

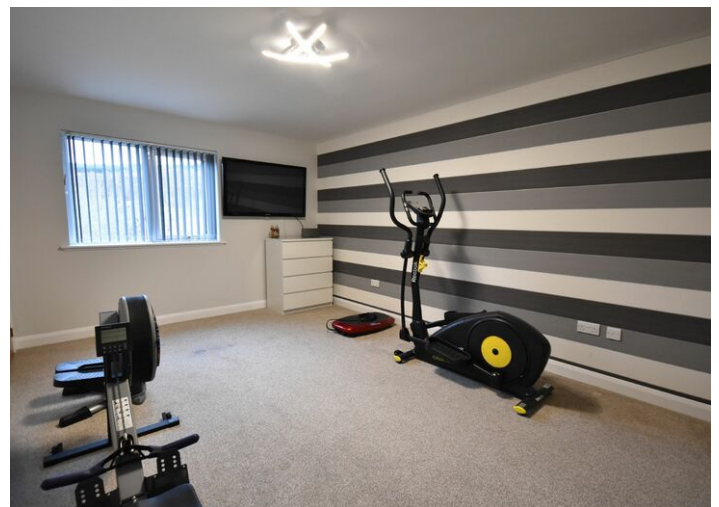
Floorplan



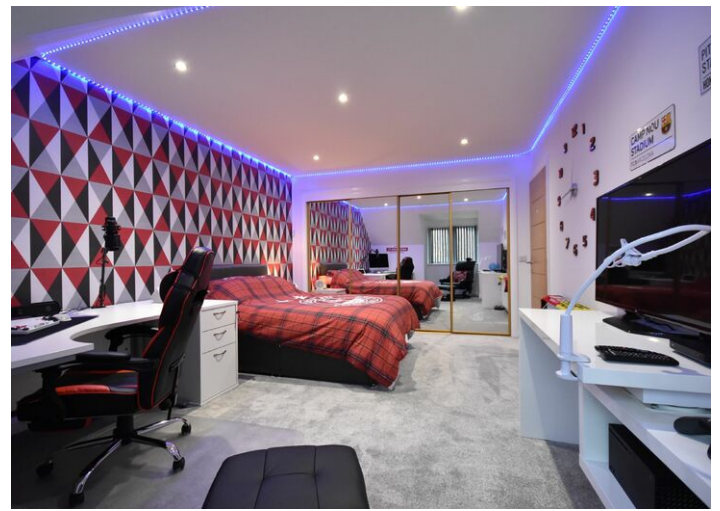
Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on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















Energy Performance Rate

Council Tax Band

Currently F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		75	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

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.