



7 Dunkinty | Elgin | Moray | IV30 8RA

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# 7 Dunkinty, Elgin, Moray, IV30 8RA

- Superb 4 Bedroom Detached Family Home
- Secure Private Gated Community
- Under Floor Gas Central Heating throughout & Double Glazing
- Driveway for private parking for several cars
- Integral Double Garage
- Enclosed Gardens
- Bright Living Room
- Modern Kitchen & Family Room on open plan

## Summary

CCL are delighted to offer for sale this beautiful modern four bedroom detached family home, in the secure gated private development of Dunkinty. The property is completed and decorated to an extremely high standard and offers spacious open plan family living on two floors, with a large driveway providing off street parking for several cars to the front and well maintained gardens surrounding the property. Ideal purchase for a growing family and viewing is highly recommended to appreciate the space and quality of the accommodation on offer.



## Property

Beautiful, spacious and well presented family home with good accommodation spanning two floors, comfortable living room, dining room, modern quality kitchen on open plan with the family room. Utility room and shower room completes downstairs, main bedroom with en-suite shower room and dressing area, second bedroom again with en-suite, two further double bedrooms, an office and a family bathroom on the first floor. Integral double garage, double glazing, gas underfloor heating and a storage loft. Security alarm system with individual control settings. Included in the sale are all carpets and floor coverings, blinds and curtains.

Accommodation:

Entrance Vestibule: Entry to the vestibule is gained via an exterior door, then further oak and glass door provides access to the hallway. Door to storage cupboard.

Hallway: Bright and spacious, welcoming hallway, giving clear view across to the other side of the house to double patio doors, with light wood effect COREtec flooring.

Living Room: (6.00m x 4.08m): A spacious and bright room, with light neutral decor and large full length windows to the front and sides providing excellent natural light and fitted with blinds. Oak wood flooring.

Dining Room: (4.20m x 3.56m): Beautifully presented spacious dining room with floor to ceiling windows and double patio doors leading out to the garden which flood the room with natural light. Steps lead to the kitchen and the living room.

Family Room/Kitchen: (9.38m x 5.38m): Lovely, modern and spacious kitchen fitted by Riverside Kitchens with a good range of units Painted in Farrow & Ball light grey with complimenting silestone worktop incorporating a 1½ bowl sink and drainer. Integral oven, combination oven and microwave, warming drawer, dish washer, fridge and freezer. A large island with Farrow & Ball dark grey base units incorporates a gas hob with down draft extractor as well as providing excellent worktop and storage space. Swarovski crystal handles add to the elegant feel. Double aspect windows at one side and double patio doors at the other provide excellent natural light. The comfortable family room seating area creates an excellent social and family space.

Utility Room: (2.83m x 2.00m): Accessed via the kitchen, the utility room is fitted with light grey base units and white worktop to match the kitchen. The utility room provides access to the WC/Showerroom as well as to the garage. Window to the rear.

Shower Room: (2.08m x 2.00m): Modern shower room comprising of WC, wash hand basin, corner shower cubicle and heated towel rail. Dark grey floor tiles with complimenting cream and dark grey wall tiles.

Double Integral Garage: (6.00m x 5.65m): Spacious double garage with internal shed area and two electric remote control doors. Ample storage space and door to the garden.

Gallery Landing: The oak staircase leads to the upper landing which in turn gives access to all bedrooms, family bathroom and shelved storage cupboard. 4 double velux windows flood the landing with natural light. The top windows are operated with a remote control and are fitted with rain sensors.

Main Bedroom: (5.27m at longest x 4.90m at widest): An excellent sized double bedroom situated to the front of the property, with triple sliding door wardrobes providing hanging and shelf space, further ample space to accommodate free standing furniture. A recessed vanity, dressing area and door giving access to en-suite.

En-suite Shower Room: (3.38m x 1.77m): En-suite shower room with WC, twin circular wash hand basins and walk-in shower cabinet completed in neutral textured tiling. Heated towel rail and wall mounted storage cabinet.

Bedroom 2: (4.20m x 3.88m): Again, a good sized double room with double aspect windows, double doors to juliet balcony over looking the garden. Double fitted wardrobe with mirror sliding doors and door to en-suite.

En-Suite: (2.61m x 2.00m): Another, well appointed shower room with shower cabinet, white WC and wash hand basin enclosed in vanity storage. Wall mounted mirror and heated towel rail.

Study: (2.56m x 2.00m): A lovely calm study/office decorated in light cool tones with velux skylight window.

Bedroom 3: (4.00m x 3.74m into window recess): Spacious double bedroom with window to the side and fitted with double wardrobe providing hanging and shelf space. Ample space for freestanding furniture.

Bedroom 4: (4.00m x 2.87m): Fourth double bedroom with window to the rear, again with double fitted wardrobe.

Bathroom: (3.56m x 2.26m): Fitted with a 4 piece white suite comprising of freestanding bath, corner shower cabinet, WC and wash hand basin in vanity unit. Wall mounted mirror, shaver point and heated towel rail. White floor and wall tiles. Velux window.

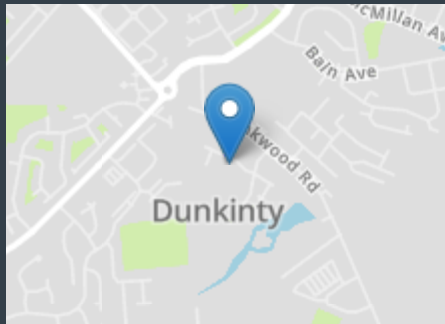
## External

Double iron gates provide access to the fully enclosed garden, with a lock block driveway leading to the front of the property and has private parking space for several cars as well as access to the double garage. Pathway continues around the side of the property leading to a slabbed patio area and large area of lawn with mature trees and hedging. Beautiful Sequoia tree in the front garden beside a shared cherry tree lined orchard.

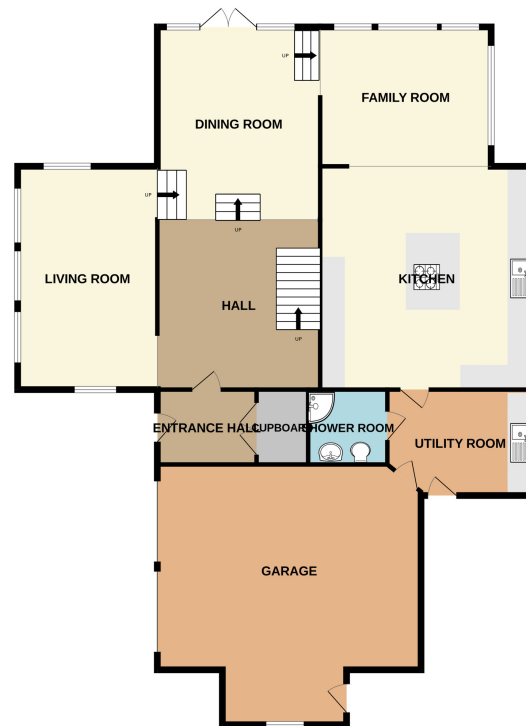




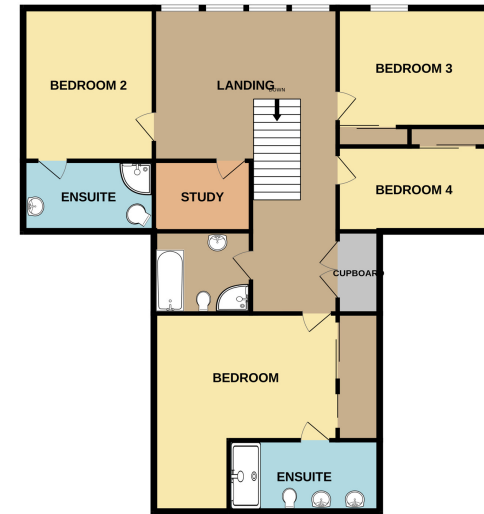




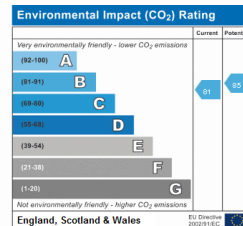
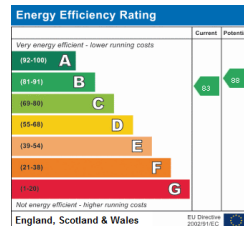
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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CCL Property

62 High Street, Elgin, Moray, IV30 1BU  
T: 0134 361 0520



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