





MANNOCHMORE VIEW BIRNIE

ELGIN, IV30 8SW

£675,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this exceptional executive home to the market. Occupying an enviable position in the hamlet of Birnie, on the outskirts of Elgin, this impressive property combines luxurious contemporary living with a peaceful countryside setting. Enjoying stunning panoramic views across open fields and spectacular sunsets, it offers an enviable lifestyle in a wonderful private yet accessible location.

Beautifully appointed throughout, the spacious accommodation is designed to maximise natural light and make the most of its stunning surroundings. The ground floor features an impressive living room with magnificent views, a cosy log-burning stove and French doors opening onto a decked terrace. The outstanding dining kitchen, by JNK Kitchens, boasts quality Neff appliances, elegant quartz worktops and a breakfast bar, with direct access to a further outdoor seating area. A fifth bedroom, currently used as an office, contemporary wet room, utility room and integral double garage complete this level.

Upstairs, a second generous living room provides another wonderful space to relax and enjoy the open outlook. Four well-proportioned bedrooms include an impressive principal suite with dressing room and en-suite shower room, complemented by a stylish four-piece family bathroom with freestanding bath.

The quality specification includes underfloor heating to the ground floor, sensor lighting, a striking oak staircase with glass balustrade, oak internal doors and premium flooring throughout.

Externally, the secure garden offers attractive patio and decked seating areas to both the front and rear, ideal for entertaining or simply enjoying the peaceful surroundings. A generous driveway provides ample parking, alongside the

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• Exceptional home offering incredible views and breathtaking sunsets • Living room with panoramic views, cosy log burning stove and French doors leading outside • Bright and relaxing upstairs living room with magnificent views • Open concept kitchen dining family room with French doors leading out to decked area • Luxurious kitchen by JNK with quality Neff appliances, quartz worktop and breakfast bar • Five well-sized bedrooms with spacious master suite, dressing room and en-suite • Four-piece family bathroom upstairs and beautifully tiled wet room downstairs • Premium finishes throughout including underfloor heating on ground floor • Integral double garage with an electric roller door and driveway for multiple vehicles • Secure garden with patio and decked areas for relaxation and outdoor gatherings



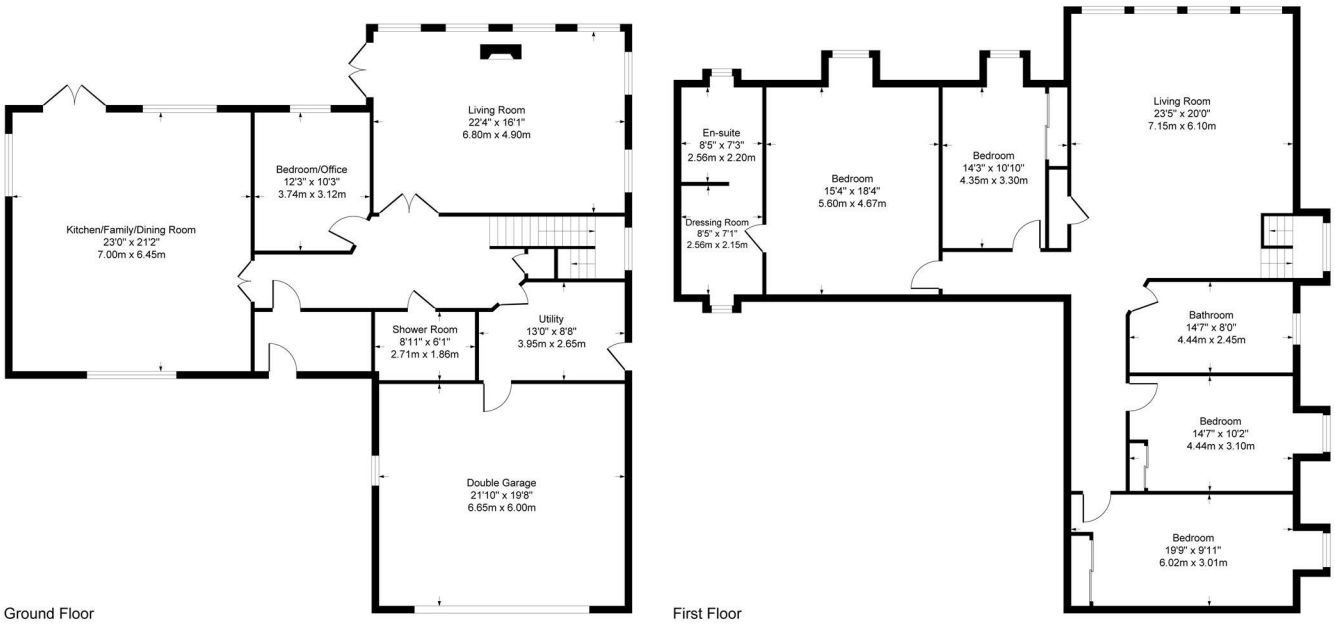






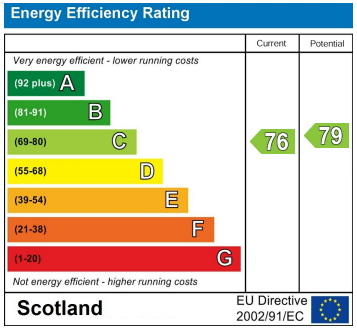


Approximate Gross Internal Area
3592 sq ft - 334 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.





EPC Rating: C Council Tax Band: F

Disclaimer: These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by us. We recommend that purchasers arrange for a qualified person to check all appliances/services before making a legal commitment. 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Photos may have been altered, enhanced or virtually staged for marketing purposes.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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