



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Equus Riding

WARDS CROSSROADS, ROSEISLE, MORAY, IV30 5YP

This property is neighbouring the Equus Ward Riding Centre which provides all equestrian facilities. This entire area is known for its outstanding natural beauty and thriving tourist trade. The nearby sandy beaches and picturesque harbours on the north-east coast are popular with families during the summer months.

The Moray coast is renowned for its picturesque fishing villages and magnificent golf courses. The course at Kinloss is nearby and Hopeman, which is approximately five miles away boasts the Prieslach, one of the most stunning par three holes in the country. Burghhead and Hopeman are a short drive and are well known coastal fishing villages with a good selection of shops and pubs, both villages have great harbour and marine facilities. The cities of Elgin and Inverness are short drives away, and to the south the Grampian mountains are easily accessible.

Elgin is within easy commuting distance and is convenient for other services and provides everything one would expect with modern day city living. Extensive educational facilities are available including schools and colleges. It boasts numerous leisure facilities including, health clubs, swimming pools, ice rink and many local golf courses. Banks, restaurants, cafés, pubs, local shops and supermarkets can be found in and around the city.

Positioned in a fantastic Moray location this property would suit an active growing family looking for a country location with walks, trekking and cycling routes nearby.



EQUUS RIDING

Equus is an architect supervised property that has been completed to an exact standard. The design and size of the property provides generous accommodation, and would be ideal for a large family.

The accommodation comprises of, on the ground floor a large entrance hallway with feature spiral stair case leading to the first floor, large lounge to the front elevation which is on two levels, the lower level is currently being used as a music room. Individual designed modern kitchen with centre island, large gas cooking stove, the kitchen is finished to a very high standard with quality fittings and appliances including an American style fridge that is plumbed in for cold water. Formal dining room with patio doors to the rear, cosy second sitting room which would be suitable as a ground floor bedroom, large conservatory leading to a patio area, generous WC, excellent utility room with all utilities in place with access to the rear garden, the ground floor has excellent storage facilities throughout.

On the first floor the landing offers superb space suitable for additional seating and has a lovely feature window to the front elevation. A large master bedroom with dressing area which includes excellent wardrobe cupboards and a large en-suite shower room with full tiling, the shower has double shower points and there is a his and her sink, the second bedroom has an en-suite shower room and a large storage cupboard, two further double bedrooms one of which would be suitable for a study. The family bathroom is fully tiled with a recessed TV, a double Jacuzzi bath and separate shower, this completes the first floor accommodation. The first floor has ample storage throughout and has many pleasing features.

The property sits on a generous plot and includes a large double garage with a mezzanine floor which offers great flexibility to the new owner. The garden is mainly laid to lawn with decking to the front and rear with hard landscape areas ideal for outside dining, there is ample parking space for many cars. This is a superb opportunity to own a large family house that you would be proud to call home. Early viewings are highly recommended.





**“...THE KITCHEN IS FINISHED
TO A VERY HIGH STANDARD
WITH QUALITY FITTINGS
AND APPLIANCES...”**



BATHROOMS AND BEDROOMS





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

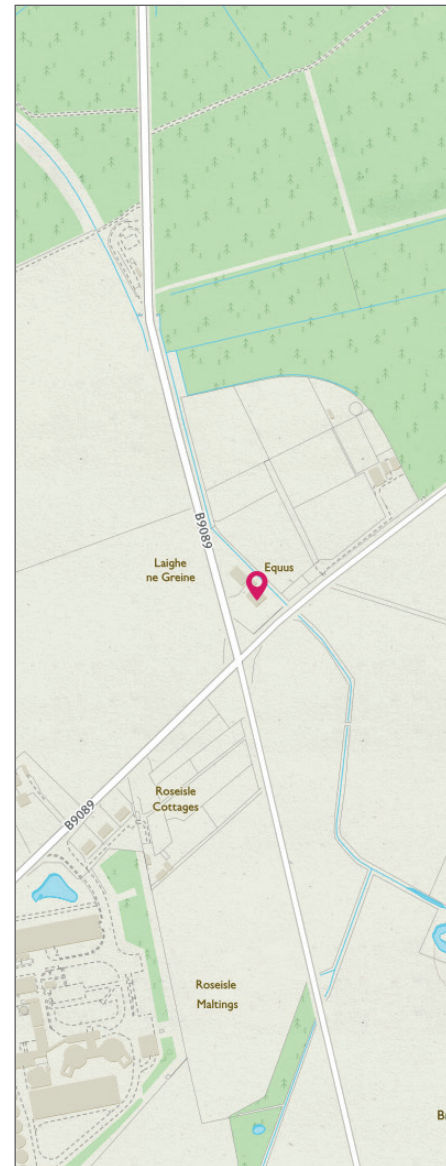
Lounge	9.40m (30'10") x 4.80m (15'9")
Kitchen	6.60m (21'8") x 4.20m (13'9")
Dining Room	3.60m (11'10") x 3.60m (11'10")
Conservatory	3.90m (12'10") x 3.80m (12'6")
Utility	4.20m (13'9") x 2.00m (6'7")
Bedroom 1	7.10m (23'4") x 5.00m (16'5")
En-suite	3.30m (10'10") x 2.30m (7'7")
Bedroom 2	4.20m (13'9") x 4.20m (13'9")
Bedroom 3	3.60m (11'10") x 3.60m (11'10")
En-suite	2.60m (8'6") x 1.40m (4'7")
Bedroom 4/Study	3.90m (12'10") x 2.10m (6'11")
Sitting Room/Bedroom 5	4.70m (15'5") x 3.60m (11'10")
Bathroom	3.30m (10'10") x 2.30m (7'7")
WC	1.40m (4'7") x 1.40m (4'7")

Gross internal floor area (m²) - 270m²

EPC Rating - D

Extras
(Included in the sale)

There is a two acre paddock available by separate negotiation, the owner is the current owners of Equus Ward Riding School and may consider selling as a whole. Please contact our office for further information if this would be of interest to you.






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**Part
Exchange
Available**

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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