



**An Taigh Ur, Glenlatterach, Birnie, IV30 8RR.**

**Offers over £ 285,000 are invited.**

**A lovely detached 4 bedroom home and double garage with elevated views over the local countryside looking over towards Elgin and the Moray Firth.**



**Miller Stewart**  
INDEPENDENT  
ESTATE AGENTS



**An Taigh Ur, Glenlatterach, Birnie, IV30 8RR**

**Offers over £285,000 are invited**

An Taigh Ur is a comfortable, spacious family home, in an elevated setting to the south of Elgin with a lovely mix of original and newer style houses nearby.

This lovely home offers tremendous accommodation over two levels within its own grounds.

On the ground floor, an entrance vestibule leading to an impressive lounge, open plan kitchen / dining area, guest w/c, utility room, and a 4<sup>th</sup> bedroom / dining room.

On the first floor, off the landing a main bedroom with an ensuite bathroom. Two further bedrooms and a family bathroom.

Oil central heating and double glazing throughout. Laminated flooring and carpets with tiled floors in the vestibule and bathrooms.

A private water supply with filtration equipment in the under-stair cupboard, whilst drainage is to a septic tank and soak away, all contributing towards lower running costs.

A detached double garage and tarred driveway with low maintenance garden areas to the rear and side of the property.



**Entrance vestibule:** 2.7m x 2.3m (8'9" x 7'8")

Coming in to the front of the property, you immediately sense the warmth and the amount of natural light within this lovely property. Tiled flooring and a glazed door to the ground floor hallway.

**Inner Hall:** Leads to the lounge, kitchen, dining area, dining or 4<sup>th</sup> bedroom and guest toilet, stairway to the first floor.

**Lounge:** 6.2m x 5m (20'3" x 16'3")

An impressive lounge with double aspect windows and full double glazed patio doors looking south, out over the local country side. Neutral décor and laminated flooring.

**Kitchen / dining area:** 4m x 6m (13'3" x 20')

This terrific kitchen overlooks the lane coming up to the house with the second aspect looking past the garage over the fields and the natural tree line in front of Glen Latterach.

Comprises an extensive range of modern styled units, laminated work top and complimentary splashback. An integrated fridge, dishwasher and extractor hood, under unit work top lighting and ceiling down lights. An impressive LPG Range Master cooker. There is plenty of room for the free standing American fridge freezer. Tile effect Kardean flooring.

The dining area sits neatly between the breakfast bar and the double doors leading to the lounge.

**Utility Room:** 2.7m x 2.3m (8'9" x 7'9")

Conveniently just off the kitchen and naturally lit by the glazed uPVC door this practical utility room is fitted with a range of floor and wall units and laminated work top and houses the central heating boiler. A stainless steel sink and drainer. Plumbing for a washing machine and space for a freezer. Tile effect Kardean flooring.

Back through the inner hall to the ...

**Dining room / 4<sup>th</sup> bedroom:** 3.7m x 4.7m (12' x 15'4")

A lovely dual aspect room taking advantage of the beautiful views. Neutral décor with a painted feature wall and fitted carpet.

**Guest W/C:** 1.2.4m x 1.4m (7'9" x 4'7")

A white two piece suite comprising a W/C and wash hand basin. Opaque window, neutral décor and vinyl flooring.

A useful under stair cupboard.

On the first floor, a generous landing naturally lit by the Velux window. Neutrally decorated and a fitted carpet. Airing cupboard and hot water tank.

**Main bedroom:** 3.7m x 4.7m (12' x 15'4")

A spacious and elegant master bedroom neutrally decorated and a fully fitted carpet. The front facing dormer window providing natural light and extensive views. Two fitted wall lights and central pendant. A full width fitted triple wardrobe with sliding mirror doors.

**En-suite:** 2.7m x 1.7m (8'10" x 5'5")

Directly off the master bedroom natural lit by the Velux window. Comprising a modern wash hand basin, w/c and shower enclosure. Mira electric shower. Recessed ceiling downlights, and vinyl flooring.

**Bedroom 2:** m x 4.7m (13' 3" x 15')

A beautifully appointed room naturally lit by the front facing dormer window offering great views. Fitted double wardrobe with sliding mirror doors. Neutral décor and a fully fitted carpet.

**Bedroom 3:** 4.2m x 2m (13'7" x 8')

A comfortable rear facing bedroom currently set up a guest bedroom. Neutrally decorated, fully fitted carpet and built in storage.

**Family bathroom:** 3m x 2.2m (9'11" x 7'4")

A beautiful and generous family bathroom with a 4 piece suite comprising, a corner bath, shower enclosure with wet wall panels and a Mira electric shower, a modern wash hand basin and w/c. Naturally lit by the dormer window, neutrally decorated and Vinyl flooring.

**Externally, a double garage:** 5.6m x 5.6m (18'5" x 18'5")

A concrete floor, power, light and an electric roller shutter door. 4.2m (14') wide. The loft area above the garage has been floored. A storage point has been installed for the LPG bottles for the range in the kitchen. The low maintenance garden grounds comprise of a raised area to the rear finished off with stone chips. A grass area to the west, whilst a driveway encircles the house and includes a generous tarred area for recreation and parking cars.

**Overview.**

An Taigh Ur is situated in semi-rural hamlet, up past the Glen Latterach water treatment building in Birnie, approximately 7 miles to the South of Elgin and enjoys views over farmland towards Elgin, the Moray Firth and beyond.

**Directions:**

From the Elgin Rothes road take the turning for Wardend Fishery. Follow the road up past the fishery – continue for approximately 2 miles, turn right at the T junction next to the Shougle Farm, then first left at the fork sign posted to Glen Latterach.

At the top of the road turn left up past the water treatment works and past the Private Road sign, follow the road round to your left, passing by Glenlatterach Farm and nearby houses.

An Taigh Ur will be in front of you.

**Note 1:**

Included in the asking price will be all fitted carpets and floor coverings, wardrobes, light fittings and blinds.

**Note 2:**

Whilst believed to be correct, these particulars do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only. The mention of appliances, white goods, services etc. does not imply that they are efficient and in full working order.

**Note 3:**

EPC: D

Council Tax Band: E

**Note 4:**

Viewing which is highly recommended to see this lovely home and grounds for any assistance and further information, please contact the selling agents on:

01343 589123 or direct mobile: 07770 273276

Email: [harryfordyce@millerstewart.com](mailto:harryfordyce@millerstewart.com)

**Note 5:**

**INTEREST:** It is important your solicitor notifies this office of your interest, otherwise the property may be sold without your knowledge.

**Note 6:**

**OFFERS in the first instance:**

**By Email to [property@millerstewart.com](mailto:property@millerstewart.com)**

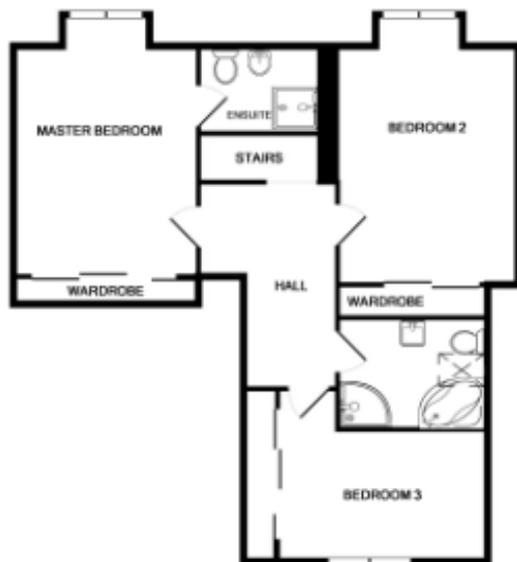
**Or by Fax please to 01343 642042**

**Any correspondence to:**

Miller Stewart Independent Estate Agency Network,  
272 Bath Street, Glasgow. G2 4JR



GROUND FLOOR



1ST FLOOR

While every attempt has been made to ensure the accuracy of the floor plan 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. The 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.  
Made with Winplan 622/18



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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