



The location

Cummingston is located on the Northeast coast of Scotland in Moray. It lies on the B9012, sandwiched between the two fishing villages of Hopeman and Burghead. It was known as "the Collach", possibly from Scottish Gaelic an Coileach meaning "eddy".

The Moray Coast is renowned for its picturesque fishing villages and magnificent golf courses. The course at Hopeman boasts The Priesdach, one of the most stunning par three holes in the country. The village of Hopeman is on the North East coast and has a good selection of shops and pubs. Sandy beaches are just five minutes walk away. The Hopeman East Beach has been listed in the good beach guide. 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.

A fantastic Moray location which would suit an active family or equally a retired couple that would enjoy the beautiful scenery, wildlife and walks which are within easy reach of their home.



"...Elgin is within easy commuting distance and is convenient for other services and provides everything one would expect with modern day city living..."





Lounge, kitchen and dining room



Edoras sits on a generous plot with an elevated position which takes advantage of the views towards the North Sea and the Moray coastline. The accommodation is well proportioned and would suit a family that requires flexibility and living space that would fit the ever changing needs of a growing family.

The accommodation comprises of an entrance hall with a large cupboard, hallway, a large bright

lounge with elevation to the front with lovely views to the North looking over the sea and coast line. A modern kitchen with ample base and wall units with solid wooden work tops. A large cooker with hob and double oven, plenty of space for dining if required, utility room with access to the rear garden. Four double bedrooms, three of which have excellent wardrobe space, one of these is currently used as a formal dining room. A separate shower room and a generous family bathroom completes

the accommodation. The property is in excellent decorative order and has excellent storage space throughout including a large loft space.

The garden has a large driveway leading to two garages with ample mains power supplies. This proves to be incredibly useful when paired with the inspection pit that is an incredibly useful feature within the garage.

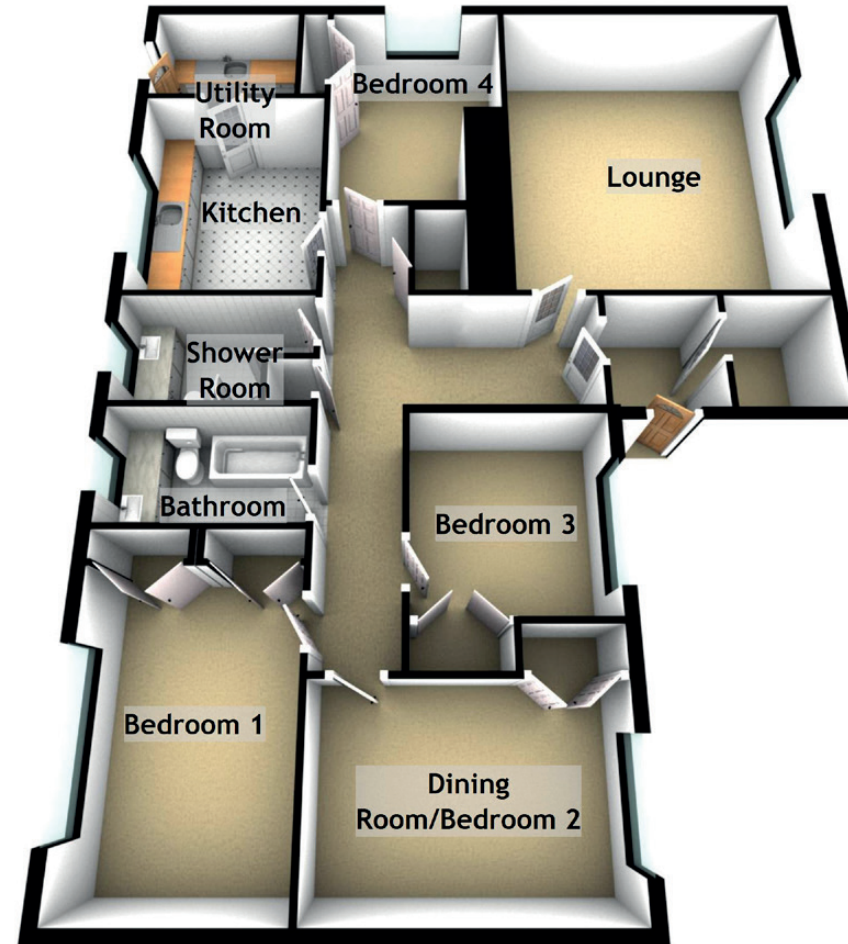
There are many areas of hard landscaping which

provide excellent outside seating areas. The mature garden has a mixture of lawn, plants and shrubs which are easy to maintain and features an excellently stocked orchard.

A perfect house to call home which is in walk-in condition, early viewings are highly recommended.



Property Specifications



Approximate Dimensions
(Taken from the widest point)

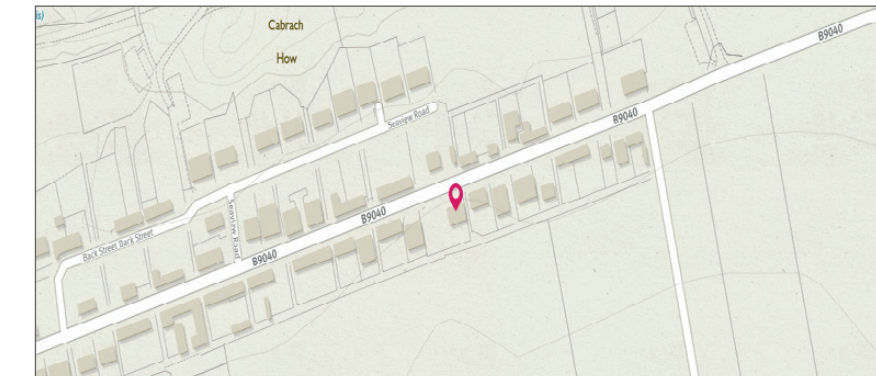
Kitchen	3.60m (11'10") x 2.90m (9'6")
Dining Room/Bedroom 2	4.10m (13'5") x 2.80m (9'2")
Lounge	5.40m (17'9") x 4.70m (15'5")
Bedroom 1	4.10m (13'5") x 2.90m (9'6")
Bedroom 3	2.90m (9'6") x 2.80m (9'2")
Bedroom 4	3.80m (12'6") x 2.80m (9'2")
Shower Room	2.90m (9'6") x 1.70m (5'7")
Bathroom	2.90m (9'6") x 1.70m (5'7")
Utility Room	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m²) - 127m²

EPC Rating - D

Extras
(Included in the sale)

Floor coverings and blinds where applicable, green house (fitted with mains power), integrated appliances where applicable. There is a new unfitted bathroom suite available by separate negotiation.





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Exchange
Available



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