

# 6 EASTER COLTFIELD

ALVES, ELGIN, MORAY



**Galbraith**



## 6 EASTER COLTFIELD, ALVES, ELGIN, MORAY

**An ultra energy-efficient, executive home in a superb rural location**

Elgin 8 miles ■ Inverness 34 miles ■ Aberdeen 73 miles

- 2 reception rooms. 4 bedrooms (2 with en-suite facilities)
- Beautiful vaulted sitting room
- High specification and energy efficient
- Ground source heat pump, solar panels and high levels of insulation
- Tesla Powerwall battery
- Generous garden and patio
- Quiet countryside location

**Acreage 0.33 acres (0.14 hectares)**

**Offers Over £675,000**

**Galbraith**

Inverness  
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## SITUATION

6 Easter Coltfeld is set in a small development of executive homes located in a peaceful yet easily accessible rural setting between the popular villages of Kinloss and Burghead on the Moray coast. Moray is renowned as being one of the sunniest and driest counties in Scotland and it has a wide range of excellent places to stay, eat and shop. The county is famed for its breath-taking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. There are many golf courses accessible within a short drive, whilst the county also offers superb Salmon and Trout fishing including the highly acclaimed Rivers Spey, Deveron and Findhorn. A popular tourist area, local attractions in Moray also include 'The Whisky Trail', 'The Speyside Way', Cairngorm National Park, together with many ancient monuments, castles, buildings and villages of historical significance.

## DESCRIPTION

Located within a small, well-established community in Easter Coltfeld, this thoughtfully designed home brings together modern architecture with a focus on energy efficiency and smart technology. Completed in 2022, the property blends clean contemporary lines with the warmth of its rural surroundings. 6 Easter Coltfeld has a wonderfully bright and airy feel with large windows flooding the interior with natural light. The triple aspect sitting room with vaulted ceiling has stunning views towards Roseisle Forest and over the garden. The open plan kitchen/dining /living room, with its high quality fittings and bifold doors to the patio and garden, are particularly impressive rooms. Upstairs the landing/seating area/home office, again with fabulous views over open countryside, and the master bedroom 'suite', are equally impressive. 6 Easter Coltfeld has been built to an exceptionally high standard utilising modern building techniques. The property benefits from triple glazing that minimises heat loss, a ground source heat pump, solar panels and high levels of insulation. An automatic Tesla Gateway isolation allows the house to continue functioning during grid power cuts and blackouts. Overall, 6 Easter Coltfeld is perfect for a growing family or prospective purchasers seeking rural luxury with eco-conscious values.

Please note: Builders EPC A:99







ACCOMMODATION

**Ground Floor:**  
Vestibule. Hall. Sitting room. Open plan kitchen/dining/living room. Utility room. Pantry. Bedroom (Dressing room and en-suite shower room). Cloakroom. Integral double garage.

**First Floor:**  
Landing/home office. 3 bedrooms (1 En-suite shower room). Family Bathroom.

GARDEN

Outside, the house sits within grounds which are no less impressive than the house and extend to about a third of an acre. Bordered by hedging the garden is beautifully maintained, mostly laid to lawn, interspersed with fruit trees and a number of raised vegetable beds with their own irrigation system. A sheltered area, accessed from the dining kitchen, provides a wonderful seating area and there is a second area in the garden with provision for a summer house. A gravel driveway to the front of the house provides ample parking space in addition to the integral double garage which has electric doors to the front and back.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

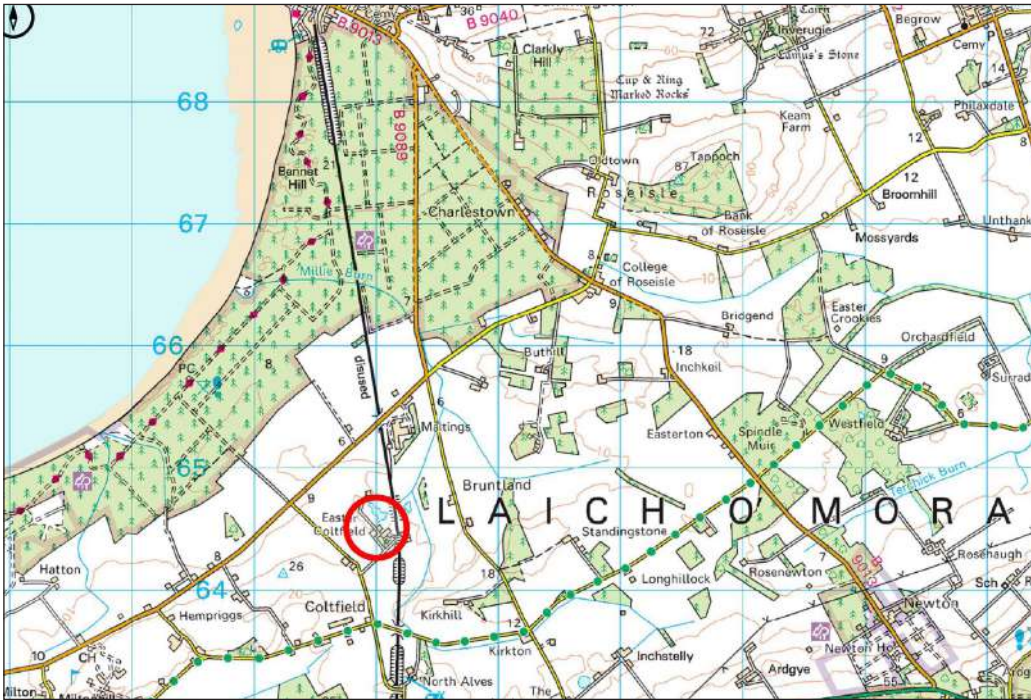
Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	GHP and MVHR	Band F	A:96	High Speed Fibre	YES

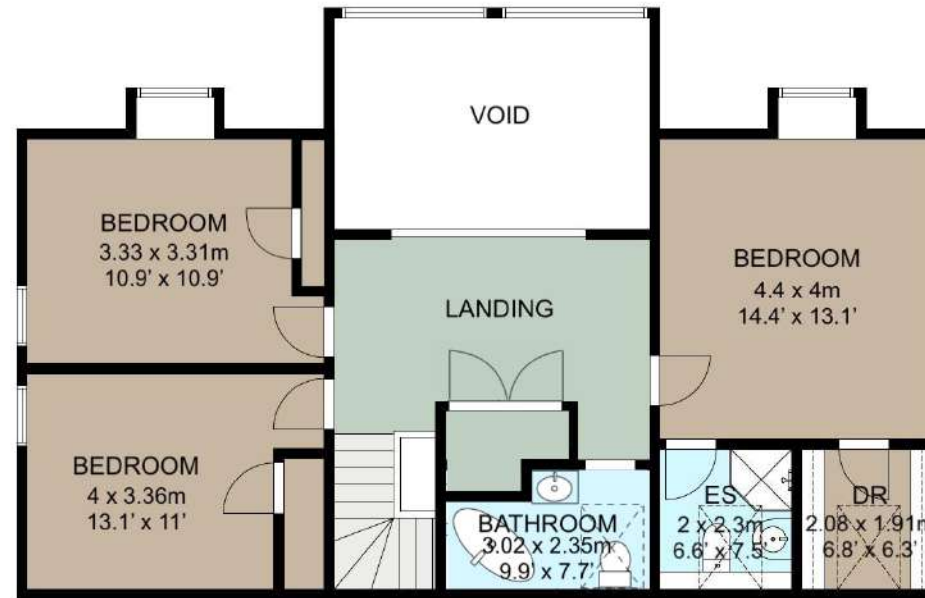
FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

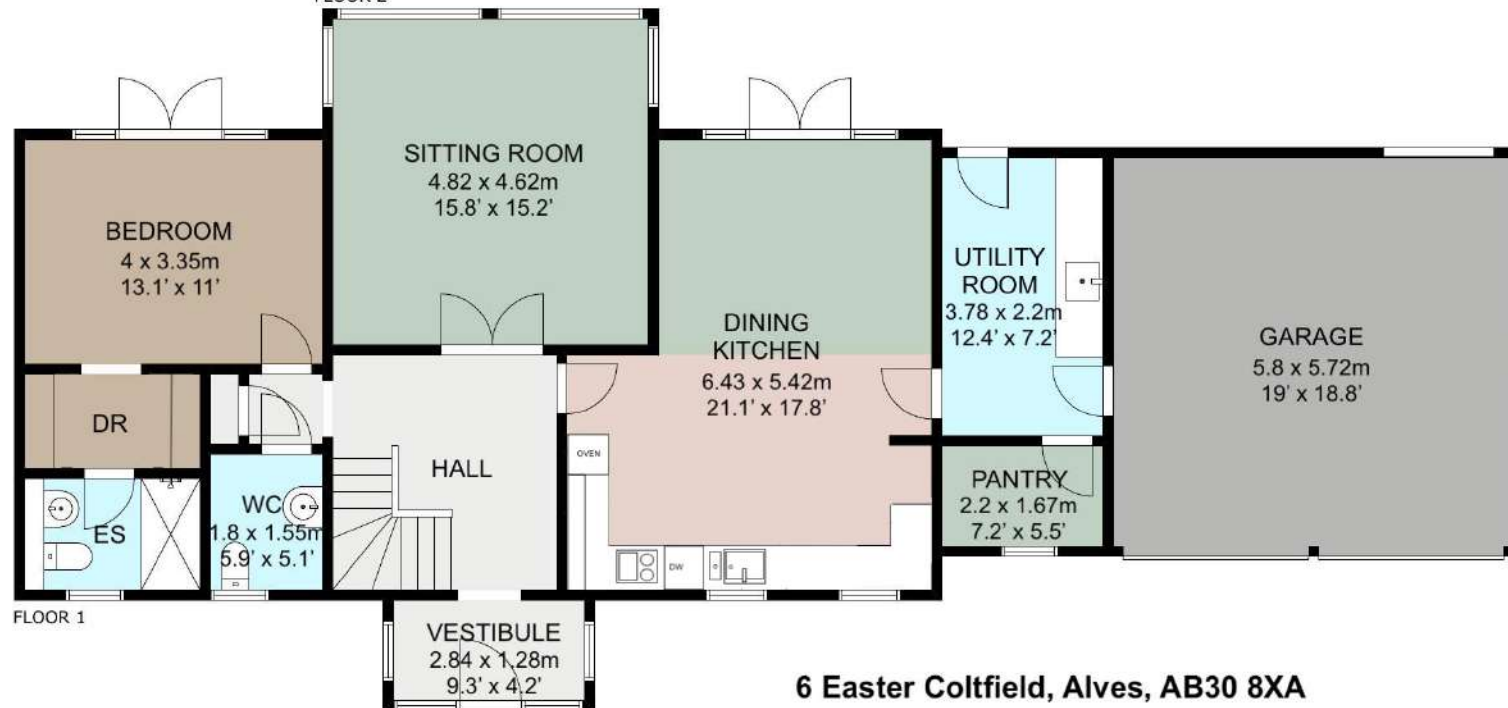
DIRECTIONS

Take the B9089 from Forres and after approximately 5 ½ miles turn right. At the top of the hill turn left down the lane. Turn left and follow the lane, 6 Easter Coltfield is the last house on the left. See site plan and map for further details.





FLOOR 2



FLOOR 1

6 Easter Coltfeld, Alves, AB30 8XA

### POST CODE

IV30 8XA

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: gossip.desk.companies

### SOLICITORS

Harper Macleod, Elgin

### LOCAL AUTHORITY

Moray

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

### HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2025





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