



**MARIEMONT, 2 SEAVIEW ROAD**  
CUMMINGSTON, ELGIN



# MARIEMONT, 2 SEAVIEW ROAD CUMMINGSTON, ELGIN

An impressive house with exceptional views over the Moray Firth.

Elgin 9 miles ■ Inverness 36 miles ■ Aberdeen 74 miles

- 2 reception rooms. 3 bedrooms
- Breathtaking outlook over Moray Firth.
- Flexible accommodation.
- Attractive enclosed garden.
- Private parking and garage.

**Guide Price £375,000**

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Mariemont is located in the village of Cummington on the Moray coastline. Nearby, Hopeman (about 1 mile) has shops and cafés, whilst Burghead (about 2 miles) provides a wider range of everyday local amenities. In addition to the primary schools in Burghead and Hopeman, Secondary schooling is available in Elgin (about 8 miles) and Lossiemouth (about 7 miles) whilst private schooling is available at Gordonstoun, Duffus (about 2 miles). Elgin is the county town and provides an excellent range of facilities including medical practices, various supermarkets, veterinary practices and excellent shopping. There is a mainline railway station at Elgin with regular services to Inverness and Aberdeen.

### DESCRIPTION

Mariemont is a well presented detached house located in a superb position overlooking the Moray Firth. Constructed of harled brick under a pitched tile roof, spacious and well appointed accommodation is provided over a single storey. The entrance hallway gives access to the breakfasting kitchen, a generously sized room with a range of wall and floor units and a central island and access to the utility. Triple aspect, the sun room makes the most of the stunning sea views and is wonderfully light, it also has a door to the wrap around deck and garden. The cosy sitting room has a beautiful inset wood burning stove. From here double doors lead to the hallway which gives access to the master bedroom with sea views and en suite shower room. Also off the hallway there are two further double bedrooms, and the family bathroom. Large windows throughout the house mean it is flooded with natural light, giving it a bright and airy atmosphere. The house is heated using oil central heating and is double glazed. Adjoining the house is a superb garage with access directly into the utility. The loft area is partially floored.

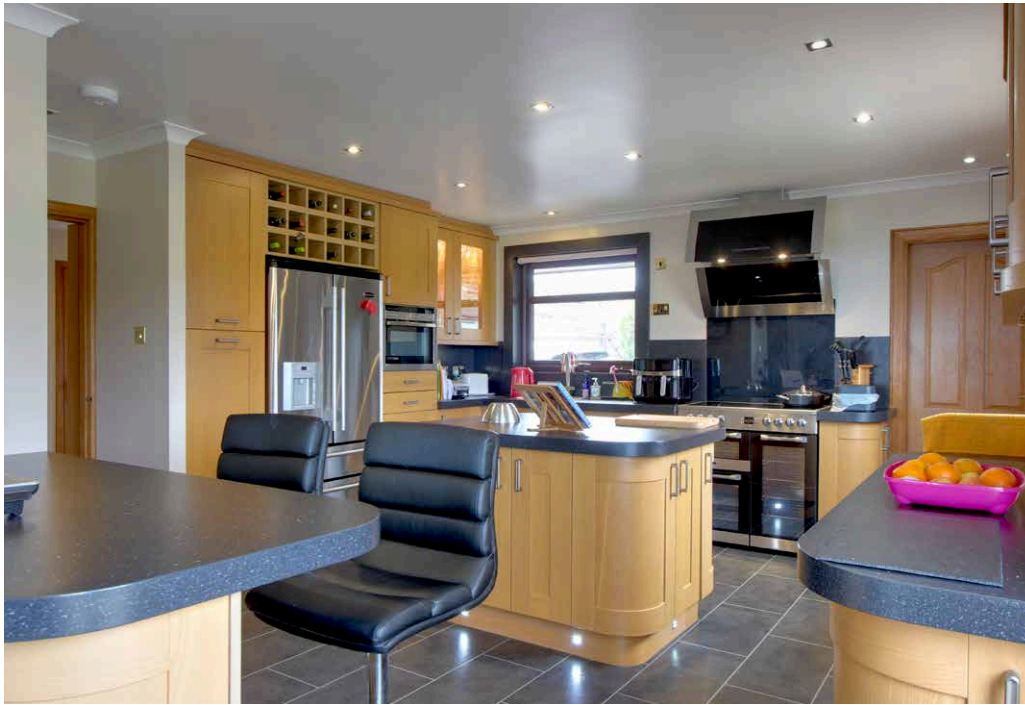
### ACCOMMODATION

Hall. Kitchen/Dining/Sitting Room. Sun Room. Utility Room. Family Bathroom. 3 Bedrooms (1 En Suite).

### GARDEN GROUNDS

Outside, the house sits in a secure, generously sized and well maintained garden. Primarily laid to lawn, there are also well stocked borders and shrubs to the front of the house. The garden is partly walled and bordered by a timber fence. Ample parking space is available on a tarred driveway to the front of the house in addition to the garage.





### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband*	Mobile*	EPC
Mains	Mains	Mains	Freehold	Oil	Band E	Available	Yes	D66

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

### DIRECTIONS

On entering the village of Cummington from the east, turn right onto Seaview Road, Mariemont can be found ahead to the left (See location Plans for detail).

### POST CODE

IV30 5YU

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: woods.perfumes.admiringly

### SOLICITORS

BK Gill Solicitors, Glasgow

### LOCAL AUTHORITY

Moray Council

### 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

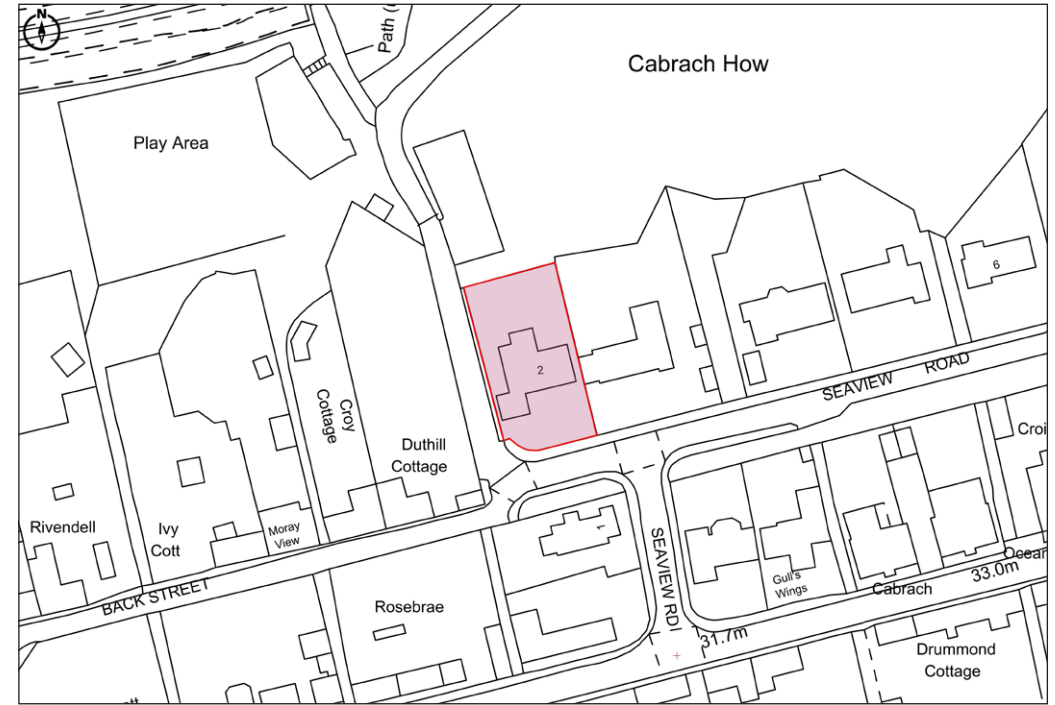
Failure to provide required identification may result in an offer not being considered.

## IMPORTANT NOTES

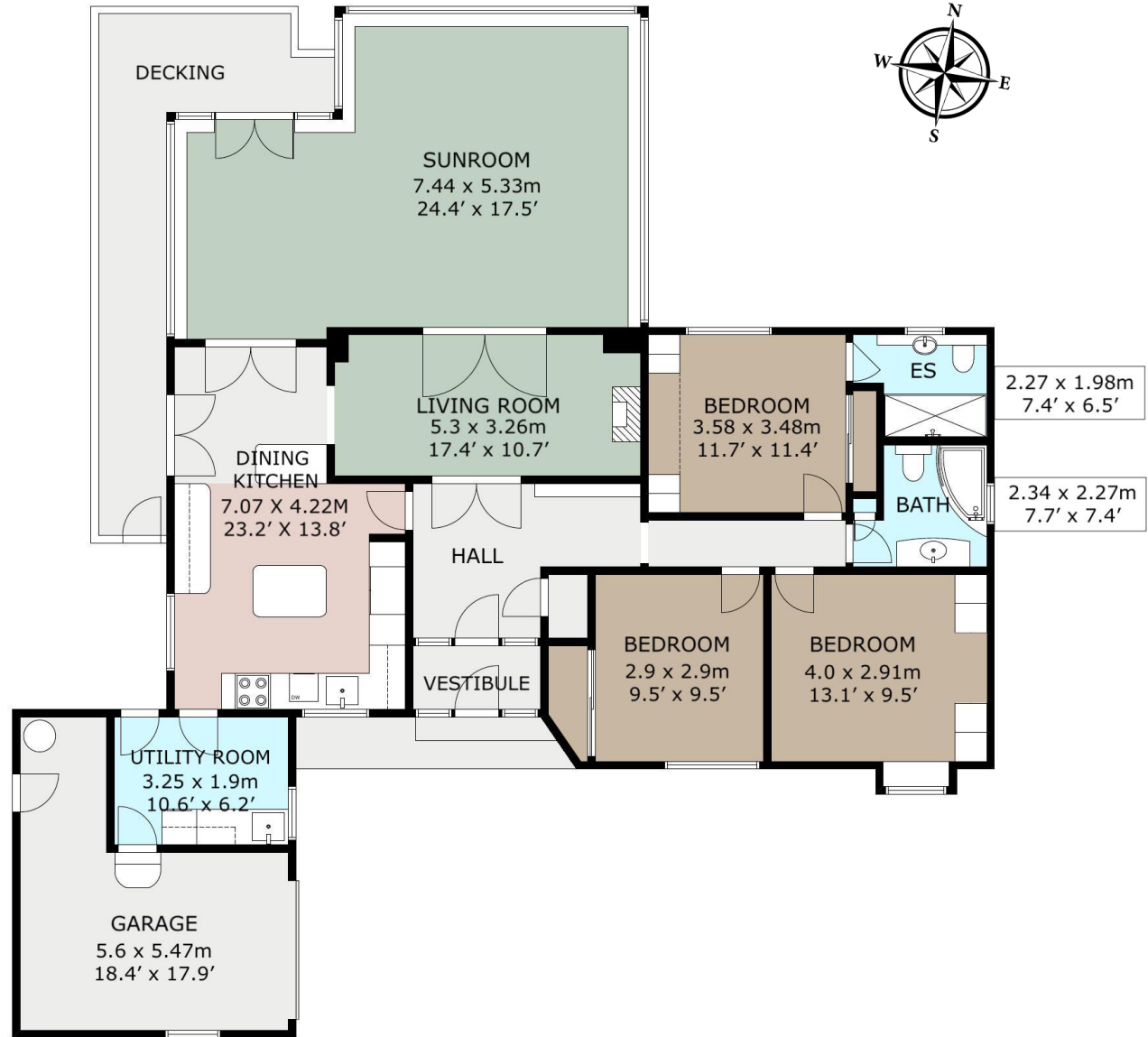
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 2024











**2 Seaview Road, Cummington, IV30 5SU**

Illustration for identification purposes, actual dimension may differ. Not to scale.



**Galbraith**

  
RESPONSIBLY PRINTED  
PLEASE RECYCLE