



Califer Hill, Forres, IV36 2RN
Offers Over £335,000

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A spacious semi-rural retreat set in the peaceful and scenic Califer Hill area just outside Forres, Burnbrae is a thoughtfully extended 4-bedroom semi-detached cottage offers a rare opportunity to enjoy generous space, breathtaking views and absolute privacy,

This well-presented home combined traditional character with modern comfort of a large kitchen/diner, two lounges, three ground floor bedrooms, two bathrooms, a study and a bright conservatory. The fourth master bedroom is situated on the first floor. Externally, the thoughtfully landscaped gardens are laid to lawn with established trees and shrubs and wonderful views over open countryside. There is an modern timber clad extension, detached garage, driveway and ample parking.

The property further benefits from 9 400w mono QCell solar PV panels. 3.68kw Solar Edge PV inverter and a 5.2kw battery system installed by the award winning AES solar company in 2023.

Burnbrae offers both tranquillity and convenience with a short drive to the amenities of Forres with its bustling high street, range of leisure facilities, primary and secondary schools and a golf course.

Viewing of this property is highly recommended.

EPC D

Council tax band C

Entrance vestibule

Enter the property to the front and you are immediately greeted with views over the rear garden, the vestibule seamlessly links the traditional cottage with the modern extension.

Ample storage space for outdoor wear.

Wall mounted central heating radiator.

Ceiling light fitting.

Conservatory 26'5 x 6'6 (8.05m x 1.98m)

South facing conservatory.

Natural wood flooring.

French doors leading out to the rear garden.

Exposed stone feature wall.

Kitchen 12 x 7'7 (3.66m x 2.31m)

Spacious kitchen/dining area with neutral wall and base units.

Built-in oven and hob.

Space for undercounter fridge and freezer.

Ceramic tile flooring.

Ladder style central heating radiator.

Ceiling spotlights.

Dining Room 12'3 x 8'1 (3.73m x 2.46m)

Dining room with space for large table and chairs.

Built-in cupboard space.

Dual aspect windows providing garden views.

Ceiling light fitting.

Natural wood flooring.

Central heating radiator.

Sitting Room 12'3 x 17'1 (3.73m x 5.21m)

Cosy sitting room with window over looking the front garden.

Wooden flooring.

Lovely feature fire place with exposed stone and stove.

Central heating radiator.

Inner Hallway

Fully glazed door leading out to the front garden.

Doors leading to bathroom and office.

Central heating radiator.

Bedroom 1 6'11 12'0 (2.11m 3.66m)

Double bedroom with window to the front aspect.

Ceiling light fitting.

Neutral fitted carpet.

Central heating radiator.

Bathroom 8 x 4'8 (2.44m x 1.42m)

Three piece bathroom in white comprising bath with shower over, wash hand basin with vanity unit below and W.C.

Black tiled flooring.

Ceiling spotlights.

Central heating towel rail.

Office 11'7 x 8'7 (3.53m x 2.62m)

Neutral fitted carpet.

Skylight.

Central heating radiator.

Doors leading on to bedroom 2 and the entrance vestibule.



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Bedroom 2 6'11 x 11'11 (2.11m x 3.63m)

Single bedroom with window to the front aspect.

Ceiling light fitting.

Neutral fitted carpet.

Central heating radiator.

Family bathroom 15'6 x 5'3 (4.72m x 1.60m)

Bright four-piece bathroom in white comprising of full-sized spa bath with shower over, wash hand basin and W.C.

Ceiling spotlights.

Window to the rear aspect.

Natural wood flooring.

Chrome towel rail.

Bedroom 3 / Office 2 12 x 7'10 (3.66m x 2.39m)

Currently used as an office space.

Versatile room with window to the side aspect.

Natural wood flooring.

Ceiling spotlights.

Lounge 15'5 x 15 (4.70m x 4.57m)

Three steps lead up to the main lounge space with apex windows.

Woodburning stove.

Ceiling light fittings.

Natural oak flooring.

Staircase leads to first floor master bedroom.

Master bedroom 14'6 x 14'1 (4.42m x 4.29m)

Double bedroom with vaulted ceilings and dual aspect windows.

Ceiling spotlights.

Natural wood flooring.

Utility room 10'2 x 7'1 (3.10m x 2.16m)

External utility room with built-in sink, fitted units, and electricity.

Located adjacent to the main house.

Space for washing machine and tumble drier.

Exterior

Front driveway with detached timber garage and ample off-street parking with space for two cars.

Garden studio is currently used as an art or garden studio. Features translucent polycarbonate roofing and double-door access—bright, practical, and versatile

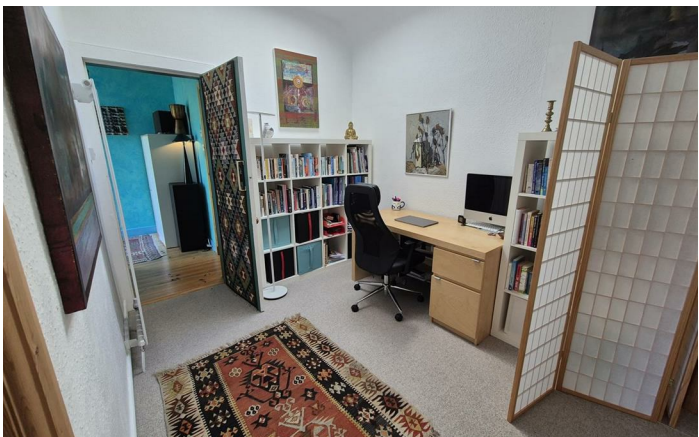
The rear garden area, laid to lawn with bordering flowerbeds and small trees. The conservatory and timber-clad extension are visible in the distance.

Sweeping elevated view from the garden across open countryside.

Highlights Burnbrae's exceptional rural location and horizon-reaching vistas.

Side yard area with timber fencing, bins, and utility storage space.

Discreetly positioned behind the main buildings for convenience.





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