

CLUNY ESTATE
AGENTS

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****REDUCED PRICE**REDUCED PRICE**£10,000 UNDER VALUATION**REDUCED PRICE****

Tomdow, Dunphail, IV36 2QH



A rare opportunity has arisen to purchase this three bedroomed detached house situated in an idyllic semi-rural location close to the village of Dunphail.

DETACHED HOUSE

THREE BEDROOMS

FREEHOLD

IDYLLIC SEMI-RURAL LOCATION

**PRIVATELY ENCLOSED LARGE GARDENS TO
FRONT & REAR**

OIL CENTRAL HEATING

**TIMBER GLAZING WITH SECONDARY GLAZ-
ING**

COUNCIL TAX BAND E

EPC RATING F

F307

**Offers In the
Region of
£260,000**

This three bedroomed detached house is situated in a stunning semi-rural location near the village of Dunphail. In need of cosmetic improvement throughout this property offers ample potential for a beautiful family home. The property is located approx. seven miles from the Market Town of Forres which boasts a number of shops, transport links, leisure facilities and Health Centre. The well proportioned property benefits from Timber Glazing with Secondary Glazing and Oil Central Heating.

The good sized accommodation comprises: exceptionally bright and airy Lounge with an open fire to the centre of the room creating a lovely focal point, Sun Room, W.C., spacious Kitchen incorporating a good selection of wall and base mounted units together with ample room to accommodate a large family sized dining table, well proportioned Utility Room, Dining Room and three good sized double bedrooms, two en-suite Shower Rooms and a large Family Bathroom.

Viewing by appointment only. Furniture available by separate negotiation.

Outside, the property sits in large privately enclosed gardens to both the front and rear, laid to lawn offset with a selection of mature shrubs, trees and bushes.

This is a charming property set in an enviable location and would make a lovely family home. An internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.





If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Lounge: 5.61m x 6.42m (18'5" x 21'1")
- Sun Room: 5.69m x 1.57m (18'8" x 5'2")
- Kitchen: 3.61m x 3.38m (11'10" x 11'1")
- Utility Room: 2.41m x 1.46m (7'11" x 4'9")
- W.C. 2.12m x 1.41m (6'11" x 4'7")
- Dining Room: 5.81m x 3.16m (19'1" x 10'5")
- Bedroom 1 (upstairs): 4.49m x 4.70m (14'9" x 15'5")
- En-suite (bath and shower): 3.76m x 1.50m (12'3" x 4'11")
- Bedroom 2: 3.96m x 3.46m (13'0" x 11'4")
- Bedroom 3: 5.06m x 3.54m (16'7" x 11'7")
- En-suite: 2.01m x 1.23m (6'7" x 4'0")
- Bathroom: 2.34m x 2.37m (7'8" x 7'9")



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.