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Newmill Cottage, Alves, by Forres, IV36 2RB



We are delighted to offer this three bedroom Detached House situated in an ideal semi-rural location near the village of Alves.

DETACHED HOUSE
THREE BEDROOMS
FREEHOLD
IDYLIC SEMI-RURAL LOCATION
PRIVATELY ENCLOSED GARDENS
OIL CENTRAL HEATING
TIMBER DOUBLE GLAZING
GARAGE
DRIVEWAY
TIMBER SHEDS
COUNCIL TAX BAND E
EPC RATING F

Offers Over
£210,000

This well presented three bedroomed detached house is located in an idyllic semi-rural location just off the A96 near the village of Alves. It is within 4 miles easy commuting distance to Forres and 8 miles to Elgin. Inverness and its airport are within 45 minutes.

The well proportioned property benefits from Timber Double Glazing and Oil Fired Central Heating.

The good sized accommodation comprises of an exceptionally bright and spacious Lounge/Diner with large windows allowing natural light to flood in and providing lovely views over the garden and the fields beyond. A nicely presented country style Kitchen benefitting from a good range of wall and base mounted units with integrated fridge, oven, hob, cooker hood and dishwasher. A Utility Room with large larder, plumbing for a washing machine, access to the back garden and a Shower Room. An understair study area located below a stunning hand made solid mahogany feature stair case.

There are three good sized Double Bedrooms one of which incorporates built in double wardrobes and a Family Bathroom with four piece bathroom suite and shower over the bath.

Outside, the property sits in privately enclosed mature wrap around gardens benefitting from an orchard with established fruit trees. Driveway, Garage and Timber Sheds.

This charming property has been a well loved family home. A viewing is highly recommended to appreciate the spacious accommodation and potential on offer.

Some items of furniture may be included in the sale.













If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

Vestibule:	3.12m x 1.68m	(10'3" x 5'6")
Lounge/Diner:	6.88m x 3.88m	(22'7" x 12'9")
Utility Room:	3.25m x 1.91m	(10'8" x 6'3")
Hallway:	4.84m x 1.36m	(15'10" x 4'6")
Kitchen:	2.82m x 2.90m	(9'3" x 9'6")
Shower Room:	2.14m x 1.91m	(7'0" x 6'3")
Study Area:	2.94m x 1.81m	(9'7" x 5'11")
Bedroom One:	4.35m x 3.70m	(14'3" x 12'2")
Bedroom Two:	4.41m x 3.01m	(14'5" x 9'10")
Bedroom Three:	4.41m x 3.00m	(14'6" x 9'10")
Bathroom:	3.11m x 2.35m	(10'2" x 7'9")
Garage:	7.67m x 3.07m	(25'2" x 10'1")



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.