

CLUNY ESTATE AGENTS

91 High Street, Forres, IV36 1AA

T 01309 673836

E forres@clunys.co.uk

W www.clunys.co.uk

Slioch, Muirhead, Kinloss, IV36 2UA



A rare opportunity has arisen to purchase this stunning four bedroom detached house situated in a semi-rural location on the outskirts of the village of Kinloss.

DETACHED HOUSE
FOUR BEDROOMS
IMMACULATELY PRESENTED
FREEHOLD
PRIVATELY ENCLOSED GARDENS
OIL CENTRAL HEATING
UPVC DOUBLE GLAZING
GARAGE
GARDENS
DRIVEWAY
SHED
COUNCIL TAX BAND F
EPC RATING C

Offers Over
£450,000

This immaculately presented four bedroomed detached house is located in an idyllic semi-rural location near the village of Kinloss. It is in walk-in condition and finished to a very high standard throughout.

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

The good sized accommodation comprises: exceptionally bright and spacious Lounge with two side windows allowing natural light to flood in and patio doors leading out to the garden. There is a wood burning stove set in a stone surround creating a lovely focal point and French Doors leading through to the high spec. modern fully fitted Kitchen/Diner which benefits from a good range of high gloss floor to ceiling units, two integrated fan ovens with grills, microwave, plate warming drawer, fridge freezer, wine chiller, dishwasher and washer/drier. There is an island/breakfast bar to the centre of the room incorporating a ceramic hob with stainless steel cooker hood providing an additional seating and food preparation area.

The property also benefits from a Games Room, Snug/Cinema Room and four good sized Double Bedrooms with a beautifully presented en-suite Shower Room located off the principle Bedroom, spacious Gym with wall to wall mirrored wardrobes and a stylish Family Bathroom with bath, under sink storage and corner shower cubicle.

There is ample storage facilities located throughout.

Outside, the property sits in privately enclosed gardens laid to lawn with a good selection of mature shrubs and bushes to the rear. There is also a decked and patio area providing an ideal space for entertaining or catching the sun.

Large Driveway, Single Garage and Shed. The hot tub will be included in the sale.

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

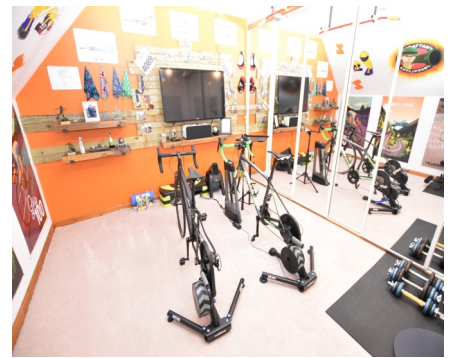






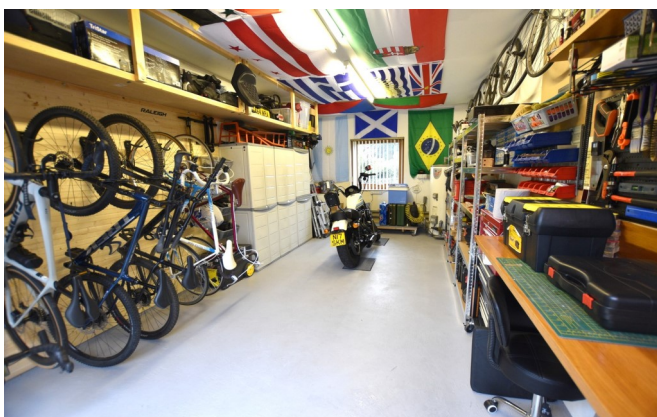






If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01309 673836

Lounge: 6.38m x 4.41m
 Kitchen/Diner: 6.37m x 5.08m
 Games Room: 9.82m x 4.48m
 Gym: 3.52m x 3.27m
 Snug/Cinema Room: 4.75m x 3.15m
 Bedroom One: 5.28m x 4.47m
 En-Suite Shower Room: 2.29m x 2.08m
 Bedroom Two: 4.30m x 2.51m
 Bedroom Three: 3.96m x 2.50m
 Bedroom Four: 3.96m x 2.50m
 Bathroom: 2.49m x 2.29m
 Garage: 6.34m x 3.27m



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.

