

ACHANY, MILTON OF GRANGE, FORRES IV36 2TR

R&R Urquhart LLP

Solicitors & Estate Agents – Established 1829



Semi-rural, detached 2 bed bungalow in extensive gardens

Offers over £190,000

This spacious, detached, 2-bedroom bungalow with enormous gardens provides a fantastic opportunity to buy a semi-rural home. Great accommodation, enormous gardens, garage, multiple sheds/out-houses. This home would provide a great opportunity for a family with children who like to be outdoors or a family who want to cultivate a productive garden.

Situated minutes' drive from all the amenities in Forres, yet with long-range views to Findhorn bay and Culbin Forest from the sitting room.

Entering through a wrought-iron garden gate, walk across a stepping-stone path leading over the lawn to the 3-panel glazed front door. A lovely front vestibule/conservatory (2.2m x 1.6m) with glass to 2 walls provides a super space for sitting out the front, or taking off your boots after a walk in the countryside. A glass panel door leads into the hall providing access to all accommodation.

Hallway

The hall, providing access to all accommodation has a convenient, deep cupboard with hot water tank, shelves and coat hooks. Electricity meters. Carpeted. Natural light from the half-glazed rear door and glazed front door make this a bright hallway.

Sitting Room (3.7 x 5.2m)

A really lovely, bright sitting room with dual aspect windows facing north and east. This room is flooded with light and provides views, over the traditional humpback bridge, across farmland to Findhorn Bay. Carpet. Curtains and wooden curtain poles.

Bedroom 1 (2.9m x 5.2m)

To the front of the house this ample bedroom has double built-in wardrobes, with mirrored doors, providing shelves and hanging space. Window looking across front gardens. Carpet.

Bathroom (2.9m x 1.6m)(2.3m at widest)

A large bathroom with a 3 piece, scalloped, cream suite (Bath + WHB + WC) and a separate shower enclosure with mains shower. Bath with wood panel to side and tile splashback surround. A Velux window in the ceiling provides natural light and ventilation. Freestanding cupboard unit. Wall mirror. Carpet.

Bedroom 2 (4.0m x 3.6m)

To the rear of the house this ample bedroom has a lovely wide window looks out over the substantial rear gardens. Carpet.



Kitchen (2.9m x 2.9m)

A really bright kitchen with modern base and wall units to 2 sides. Small fitted breakfast bar/dining area. A large picture window looks out over the lush, private back garden with a one-and-a-half basin sink with mixer taps beneath. Integrated electric hob, oven and extractor fan. Space for under-counter fridge and plumbed for washing machine and dishwasher. Linoleum flooring.

Dining room (2.9m x 3.9m)

This lovely dining room with wall-to-wall patio doors towards the back garden provides ample room for a large dining table, or could be used as a 3rd bedroom, study or playroom. Carpet.

Garden and outside.

The property extends to over 0.5 acres. To the front there is a wide garden between the house and the quiet front road which is set primarily to lawn with mature shrubs and trees. A low stone wall defines the boundary with a wrought-iron garden gate. To one side of the house is a path leading to the back gardens, with a shed containing the central heating boiler, the oil tank and a further large wooden shed. To the other side a wide driveway leads down the side of the house to the wooden garage and further to the gardens.

The rear gardens are truly a dream for a keen gardener, children or people who value their privacy. Mature trees and shrubs separate the main garden area, containing the drying line, from the wider-open area which potentially could be used for further constructions or as an ample vegetable/fruit patch. A range of wooden outbuildings, behind a line of shrubs provides the opportunity for storage or potentially for chickens or dog kennels. The property boundary to the rear has a burn running along it.

Extras:

Blinds, light fittings, integrated appliances.

Services:

Mains water, electricity and telephone. Drainage to a septic tank

Heating:

Oil

Double Glazing:

Throughout

Council Tax:

D

**EPC Rating:**

E

Viewing:

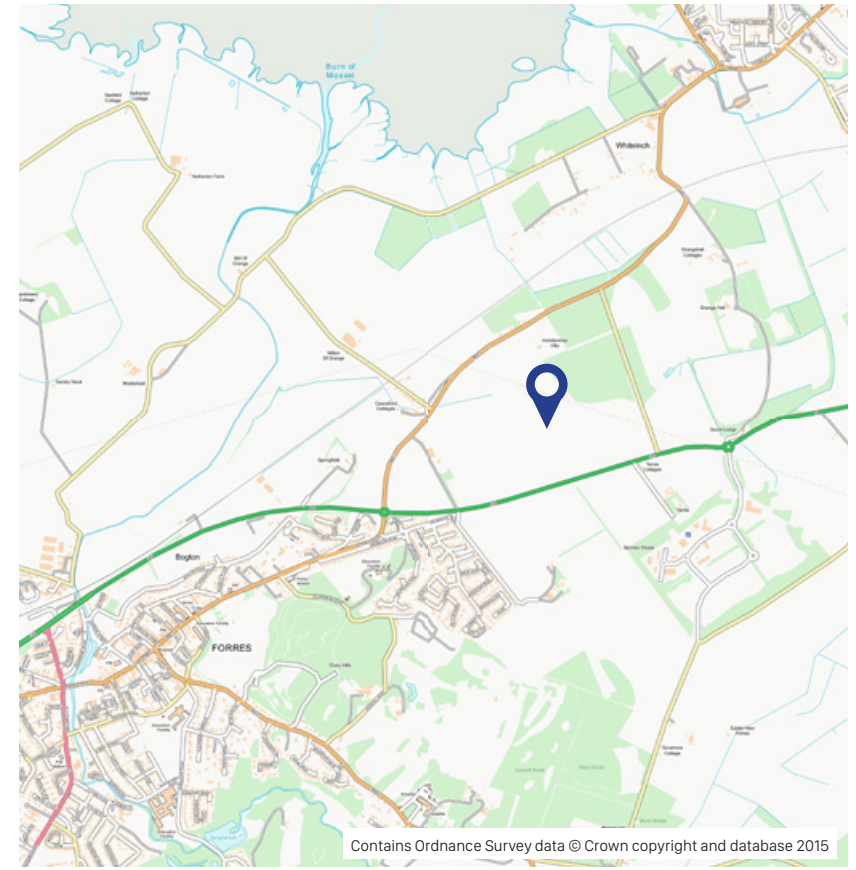
Viewing is through R & R Urquhart's Property Department on (01309) 676600

Date of Entry:

Early Entry Available

Achany lies on the northern edge of Forres en-route to Findhorn and Kinloss. Forres town centre is a 20 minute walk away and easily accessible via bicycle. The town of Forres provides a good range of amenities to include primary and secondary schools, supermarkets, banks, restaurants, doctor's surgery and a variety of national and local retail outlets.

The Highland capital city of Inverness is approximately 25 miles west of Forres and provides extensive retail, leisure and entertainment facilities in addition to road and rail links south. Dalcross airport is approximately 6 miles east of Inverness on the A96.



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.