

R&R Urquhart LLP



I Forestry Houses, Ferness, Nairn IV12 5JG

A beautiful 4 bedroomed family home, recently upgraded to exceptionally high standards using quality materials and craftsmanship. Bright and airy, the property is in walk-in condition and incorporates many beautiful bespoke features, as well as a large workshop, outhouses and outdoor space.

This stunning home, nestled in the small village of Ferness, enjoys amazing countryside views and lies 10 miles South of Nairn & Forres, just off the A939 and within the catchment of the highly regarded Auldearn Primary School.

- Lounge • Open-plan Kitchen/Dining Room • Shower Room • Bathroom
- 4 Double Bedrooms (one with en suite) • Study/Nursery
- Workshop/triple-Garage, outhouses and garden

Offers Over £245,000

HSPC Ref - 58145



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PRICE	Offers Over £245,000
ACCOMMODATION	Lounge, Open-plan Kitchen/Dining Room, Shower Room, Bathroom, 4 Double Bedrooms (one with en suite), Study/Nursery, Workshop/triple-Garage, outhouses and garden
EXTRAS INCLUDED	Carpets, Rangemaster cooker, light fittings.
HEATING	Oil fired central heating
DOUBLE GLAZING	uPVC double glazing
COUNCIL TAX	Band D
EPC RATING	Band D
SERVICES	Gas – None Electricity - Mains Water – Mains Drainage – Septic tank

Approx Dimensions	
Shower Room	2.49m x 0.96m
Bedroom 1	6.43m x 2.88m
Kitchen	6.04m x 2.70m
Bedroom 2	3.95m x 3.79m
Dining Room	4.00m x 2.99m
Bedroom 3	3.39m x 3.38m
Lounge	5.64m x 4.00m
En suite	2.97m x 1.80m
Bathroom	2.12m x 1.78m
Bedroom 4	4.06m x 3.47m
Study	2.53m x 2.18m

I Forestry houses is in a secluded spot, accessed off the A939, surrounded by stunning countryside views and is only a 5 minute walk to the River Findhorn.

This property is an exceptional, semi-detached 4 bedroomed home presented in walk-in condition.

Externally there is a walled vegetable garden; a triple-garage which is currently utilised as a furniture maker's workshop, two sheds, a chicken/dog enclosure, a carport and ample parking. The garden is of an informal layout to the front, side & rear and mainly grassed.

The property is accessed via a solid timber door which leads to a beautiful, contemporary tiled, vestibule with underfloor heating and ample coat/boot storage. To the left, a solid oak sliding pocket door leads to the newly upgraded shower room with underfloor heating, WC, wash hand basin & cabinet and walk-in, mains-fed thermostatic shower.

From the vestibule, double sliding oak doors lead to the attractive, modern, kitchen that offers open views to the garden & countryside. Kitchen doors have been custom-made in an attractive wood grain timber and offer ample storage. Also included is a rangemaster cooker & extractor hood, a stainless-steel sink and space for a dishwasher.

The open-plan dining area provides ample entertaining and family space for a large farmhouse table and chairs. It is flooded by light from the patio doors which lead into to the garden and again, provide exceptional views.

The bright airy lounge includes built-in storage and features a tiger multi-fuel stove to keep you cosy on a winter's night. The lounge can be accessed from the kitchen, dining room or hallway.

A newly carpeted hallway leads to the first floor. Beneath the stairs is a recess, which has been cleverly utilised and provides plumbing and space for a washing machine and tumble drier.

A double bedroom with built-in wardrobe and a single bedroom/study/nursery, complete the ground floor accommodation.

Moving to the first floor, three generous double bedrooms with wonderful views are provided.

The dual aspect master bedroom is particularly spacious with a well-appointed en-suite comprising of a white WC, wash hand basin and a quadrant shaped shower enclosure housing a Mira electric shower.

Finally, on the first floor is a beautiful contemporary bathroom designed as a wet room and comprising a white WC with concealed cistern, a wash hand basin & vanity unit and bath with a 'rain shower head' and a further shower attachment. The room is fully tiled, with built in floor drainage for ease of cleaning, and has underfloor heating.

Overall the property is beautifully presented in walk-in condition and offers high-end quality workmanship. A great family home, offering flexible accommodation with oodles of storage.

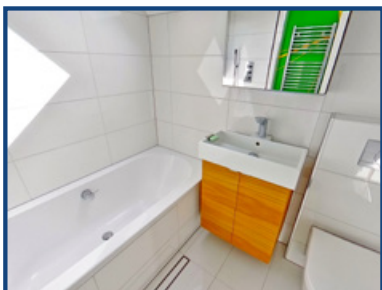
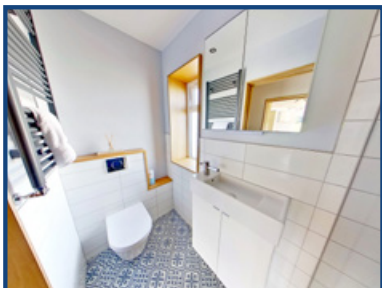




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VIEWING By contacting R & R Urquhart LLP, Nairn office for an appointment.

ENTRY By mutual agreement with the seller.

PRICE Offers Over £245,000

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.

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