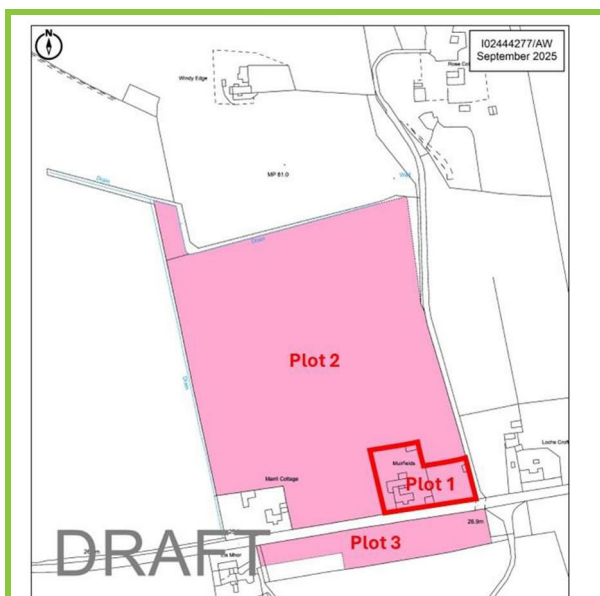




PLOT 1



PLOT 1 - Garden and Stables



**PLOT 2 - 8.3
ACRE FIELD**



PLOT 1

Muirfields Muir Of Lochs, Fochabers, IV32 7LG

For Sale as one Lot at Offers Over £360,000
Preferably for sale as one lot but may be split into 3 Lots depending on offers received.



We are delighted to offer an exciting opportunity to acquire an extended traditional Croft in a generous 0.6 acre garden along with 2 separate parcels of land.

The property offers a variety of potential for: equestrian activities, small holding, horticulture and future development.

Preferably for sale as one lot but may be split into 3 Lots, depending on offers.

Lot 1

Traditional Croft with rear extension and attached double garage along with generous garden grounds extending to approximately 0.4 acre and includes a set of 2 Stables and adjoining Tack Room/Feed Store with light and power.

Additional area of ground extending to approximately 815 square metres or 0.2 acres - This area of ground lies adjacent on the East side and is square in shape with timber shed and 2 large polytunnels.

Lot 2

8.3 acre field lying to the rear of the Muirfields garden. With water trough.

Lot 3

1 acre Paddock on the opposite side of Garmouth Road. With water trough.

Extended Croft

Muirfields was originally an old 4 room Croft which was extended by the current owners by adding a further 4 rooms plus a Conservatory along with an attached double garage. With fabulous potential, an early viewing is recommended for the variety of possibilities this property offers.

The current accommodation comprises : Entrance Porch, Hallway, Family Room/Bedroom 4, Bedroom 3, Shower Room, Lounge, Rear Hall, Dining Kitchen, Conservatory, Bedroom 2/Dining Room, Master Bedroom with En Suite Bathroom, Home Office/Bedroom 5 and double Garage. Large Garden with 2 Stables and Tack Room/Feed Store.

Front Porch

9'4" x 5'9" (2.85 x 1.77)

Attractive entrance to the property. Part glazed door and 6 windows on mid height walls. Some upgrading required.



Drive & Garages



**PLOT 2 - 8.3
ACRE FIELD**

Family Room/Bedroom 4



Porch

Hallway

15'5" x 4'3" (4.7 x 1.3)

With ceiling light, radiator and carpet. Loft hatch. Doors off to the Family Room/Bedroom 4, Bedroom 3, sliding door to Shower Room and Lounge.

Bedroom 4 / Family Room

13'8" x 12'0" (4.18 x 3.67)

Versatile room with double front facing windows. Fireplace with stove. Two arched display recesses. Ceiling light, radiator and carpet.

Bedroom 3

8'11" x 8'2" (2.74 x 2.51)

Single Bedroom with rear facing window. Ceiling light, radiator and carpet.

Shower Room

6'0" x 8'7" (1.84 x 2.63)

Sliding door. Shelved cupboard. Rear facing window. Shower cubicle with electric shower, wc and vanity wash hand basin. Ceiling light, Xpelair, radiator and wood effect vinyl flooring.



Entrance Hall

Lounge

11'4" x 12'1" (3.47 x 3.7)

Lounge with double front facing windows. Stove with back boiler. Ceiling light, radiator and carpet. Sliding door to :-



Shower Room



Lounge

Rear Hall

Large windowed rear Hall with back door giving access to the remaining accommodation.

Dining Kitchen

9'8" x 14'8" (2.97 x 4.49)

Dining Kitchen with full range of fitted units and worktops and ample rooms for all the usual appliances and table and chairs. Fitted Bench seat. Double windows - West facing, with sink and drainer below. Stable style door to Conservatory. Fluorescent light fitting, radiator and wood effect vinyl flooring.



Rear Hall

"L" shaped Conservatory

12'11" x 8'6" (3.94 x 2.6)
Long L shaped Conservatory overlooking the private West facing side of the garden. 11 windows on mid height walls and part glazed door to the garden with patio area. Wall lights and laminate wood flooring.

Dining Room or Bedroom 2

11'5" x 9'3" (3.48 x 2.83)
Versatile double aspect room. Ceiling light, radiator and carpet.

Bedroom 5 /Home Office

8'1" x 9'9" (2.47 x 2.98)
Another adaptable room with ceiling light, radiator and carpet.

Master Bedroom

9'8" x 11'5" (2.95 x 3.5)
Master double Bedroom with 2 sets of double wardrobes and en suite bathroom. Two rear facing windows overlooking the rear garden. Ceiling light, radiator and carpet. Hatch to loft space.

En Suite Bathroom

7'8" x 7'7" (2.36 x 2.33)
Corner bath, wc and wash hand basin. Ceiling light fitting, Xpelair and radiator.

Front Garden

Enclosed area of front garden laid to lawn with mature shrubs and bounded by a decorative white stone wall. Central gate with path to the front door.

Rear and West Garden

Generous, fully established Garden (0.4 acre) and laid to lawn with mature shrubs and fruit trees. Set of 2 Stables and adjoining Tack Room/Feed Store with light and power. Oil tank. Further area of ground (0.2 acre) with shed and 2 polytunnels.

Garage

18'5" x 19'8" (5.63 x 6)
Attached double garage with 2 up and over doors fitted with light and power.

Plot 2 - Field

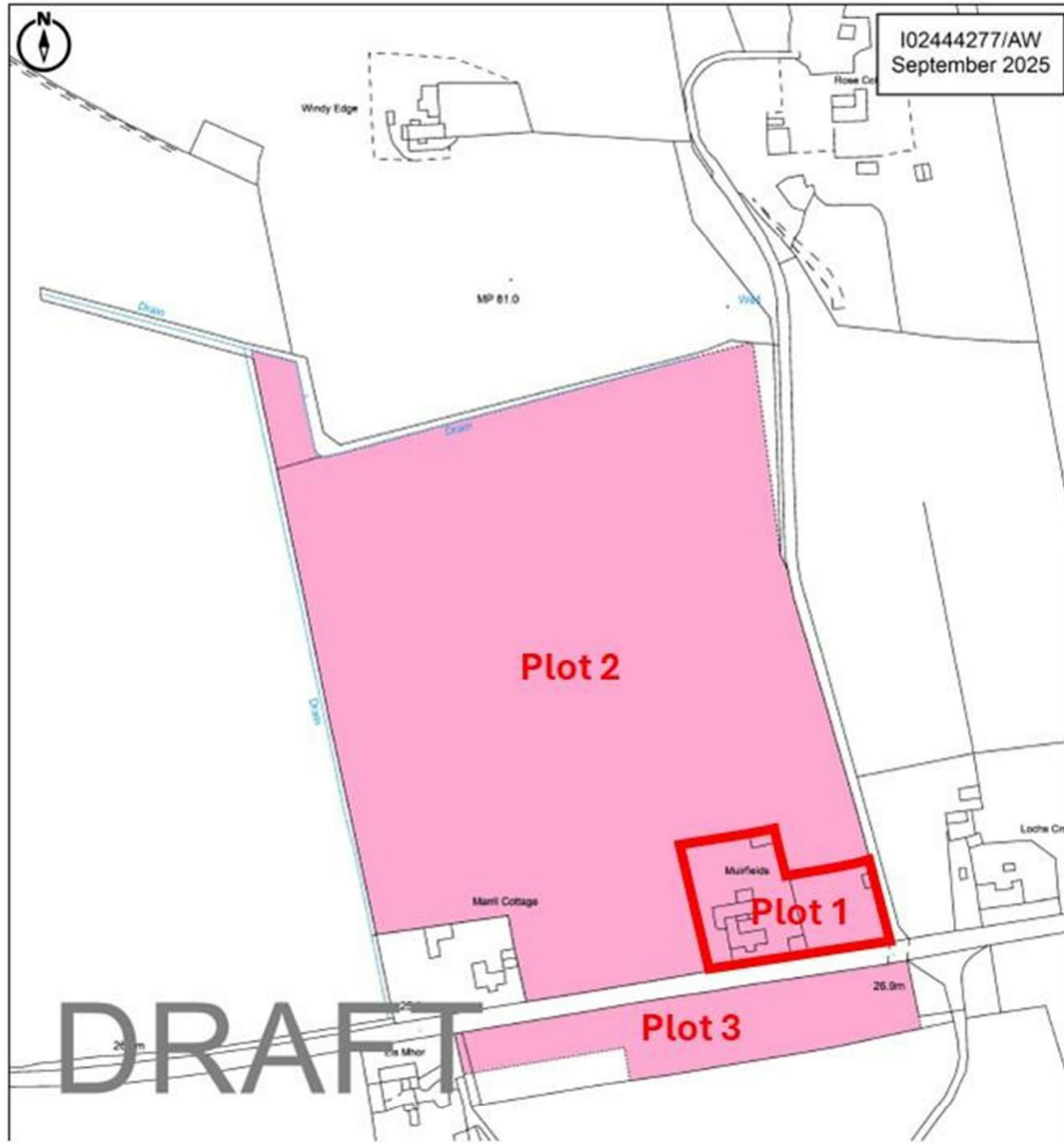
8.3 acre field lying to the rear of the property. Water trough.

Plot 3 - Paddock

1 acre Paddock. Water trough.



Muirfields, Muir of Lochs
Garmouth, Fochabers
IV32 7LG



Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the kitchen appliances in situ and some of the garden equipment in the double garage.

Home Report

The Home Report Valuation as at September, 2025 is £360,000, current Council Tax Band B and EPI rating is E





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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