



East Cottage, Miltonhill, Forres IV36 2SA



We are thrilled to present a rare opportunity to acquire a charming detached cottage, nestled in the serene countryside just 5 miles from the bustling town of Forres. This traditional home sits on a generous plot of approximately 0.7 acres, surrounded by the tranquil beauty of substantial garden grounds.

Embrace the allure of rural living with the convenience of modern amenities within reach. The picturesque Moray Firth, with its inviting sandy beaches and enchanting forest walks, awaits your discovery. Adventure seekers will appreciate the proximity to the Cairngorms and Lecht ski slopes, both just an hour's drive away. For those who travel, international flights are accessible via Inverness and Aberdeen airports.

Local life is vibrant and full, with Kinloss and Forres offering a variety of amenities including post offices, schools, leisure facilities, and supermarkets, all within comfortable driving distance.

This delightful home features an inviting entrance porch that leads into a spacious lounge diner, perfect for entertaining guests or enjoying quiet evenings. The heart of the home, the kitchen, is well-appointed and ready to cater to family meals or gatherings. The master bedroom offers a peaceful retreat, complemented by two additional bedrooms and a well-equipped family bathroom.

Additional highlights of this property include efficient LPG gas central heating, uPVC double glazing throughout, a private driveway, a detached garage for secure parking or storage, a handy woodshed, and a magnificent garden that promises endless outdoor enjoyment.

This unique cottage represents not just a home, but a lifestyle choice for those seeking a blend of tranquillity and accessibility. Don't miss the chance to make this idyllic retreat your own. - EPC Band F

OFFERS OVER £300,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296



Entrance Porch - 3'7"(1.09m) x 6'0"(1.83m) plus door recess

Upon entering the property, one is greeted by a welcoming porch, accessible via a uPVC double-glazed door featuring a glazed panel insert. The porch offers a bright view through the windows facing the front, ensuring a pleasant, well-lit space. Above, a single light fixture provides ample illumination, while conveniently placed wall-mounted coat hooks offer practicality. Another uPVC double-glazed door, leads invitingly into the spacious Lounge Diner, promising comfort and style. This thoughtful design ensures a seamless transition from the tranquility of the porch to the heart of the home.

Lounge Diner - 15'10"(4.82m) x 11'5"(3.47m)

Step into the comfort of a well-appointed lounge, boasting a charming stone fireplace that immediately draws the eye. The fireplace, complete with a stone chimney breast and tiled hearth, is complemented by a flame-effect stove, offering both warmth and ambiance. Illumination is provided by a trio of bulb light fittings overhead and additional wall-mounted fixtures, creating a welcoming glow. The room features two uPVC double glazed windows, adorned with wooden curtain poles and curtains, framing both the front and rear views. Carpet underfoot. Multiple power points, and a double radiator ensure comfort and convenience. This space is thoughtfully designed to accommodate a dining area, with a built-in cupboard for storage and consumer units. Loft access is available for additional storage, and a uPVC double glazed door leads to the porch, maintaining the home's aesthetic continuity. The open plan shelving seamlessly transitions to the kitchen, enhancing the open and airy feel of the home.





Kitchen - 11'8"(3.55m) x 11'4"(3.45m)

This meticulously designed kitchen serves as the heart of the home, boasting a harmonious blend of style and functionality. The space is equipped with a suite of integrated AEG appliances, including a 5-ring ceramic hob and a double oven, all complemented by a sleek stainless-steel chimney-style extractor. The kitchen offers ample storage solutions with its base units, wall-mounted cupboards, and a thoughtfully included wine rack. Solid oak worktops grace the kitchen, matched with co-ordinating ceramic tiling that adds a touch of elegance to the walls. Essential appliances such as a washing machine and fridge freezer are part of the package. The kitchen's practicality is further enhanced by numerous power points and a durable porcelain sink with drainer. Natural light floods in through the uPVC double-glazed window, casting a warm glow over the four recessed LED ceiling lights. Safety is prioritized with a wall-mounted carbon monoxide alarm, while comfort is assured with ceramic tiled flooring featuring underfloor heating, controlled by a dedicated wall-mounted thermostat. Worcester condensing boiler and water tank, discreetly housed within the wall cupboards. A double radiator ensures a cozy atmosphere, and the immersion heater switch is conveniently located. The kitchen's thoughtful layout flows naturally into the hallway, inviting exploration of the rest of the home.





Hallway

Natural light streams through the uPVC double-glazed window, adorned with fitted blinds, casting a gentle glow across the space. Practicality is woven into the very fabric of the area, with nine recessed spotlights illuminating the ceiling, two hatches providing convenient loft access, and a wall-mounted heating thermostat allowing for precise temperature control. Carpet to the floor. Safety is paramount, evidenced by the smoke alarm. Storage is subtly integrated into the design, with a fitted unit offering shelved storage, ensuring that every inch of space is utilized efficiently.

Bathroom - 8'4"(2.54m) x 6'7"(1.99m)

Well-appointed family bathroom, featuring a comprehensive three-piece suite. This includes a low-level WC, a generously sized bath, with an overhead electric shower provides convenience and comfort and complemented by a practical splash back, and a pedestal wash hand basin for a touch of elegance. The room is illuminated by a single light fitting, with an extractor fan ensuring a fresh atmosphere. Privacy is afforded by a window dressed with obscure glass and a curtain pole, while the carpeted flooring adds a layer of warmth. The walls are protected by a splash back, and storage needs are met with a wall-mounted medicine cabinet. Finishing touches include a glazed shelf, a mirror that enhances the sense of space, and chrome accessories that provide a modern gleam to the bathroom's aesthetic.



Master Bedroom - 10'9"(3.27m) x 11'5"(3.47m)

This charming double bedroom promises comfort and tranquility, boasting a large picture uPVC double glazed window that frames the picturesque front garden, complemented by curtains. A second window ushers in abundant natural light, revealing the serene countryside beyond. The room is carpeted, adding a layer of warmth underfoot. Ample storage is provided by built-in wardrobes, featuring both hanging space and shelving. Overhead, a tasteful three-bulb light fitting casts a soft glow throughout the space. A double radiator ensures the room remains cozy, while multiple power points offer practical convenience. This bedroom is not just a space; it's a retreat that combines functionality with the beauty of the surrounding landscape.



Bedroom 2 - 17'5"(5.31m) x 11'2"(3.4m) narrowing to 7'3"(2.2m)

This spacious double bedroom offers a serene view through the rear window, complemented by a wrought iron curtain pole and curtains. The room is comfortably heated with two single radiators and features carpeting underfoot. Ample power points are conveniently placed throughout, and the ceiling boasts six recessed spotlights, creating a bright and inviting atmosphere. The fitted units, including a desk and shelved storage, blend functionality with style, making this room an ideal retreat.



Bedroom 3 - 12'3"(3.73m) x 8'5"(2.56m)

This versatile double bedroom offers a serene retreat and functional office space. The room is bathed in natural light from a uPVC double-glazed window, complete with a fitted blind for privacy. Carpeting underfoot adds warmth and comfort, while ample power points ensure a productive work environment. Storage is generous, with a built-in wardrobe providing both hanging and shelved options. Overhead, a three-bulb light fixture provides ample illumination, and glazed panels offer a glimpse into the hallway, enhancing the sense of space.



Driveway & Garage - 20'10"(6.35m) x 15'4"(4.67m)

This charming property boasts a spacious driveway with ample parking, leading to a robust wooden garage. The garage offers generous storage space and a workbench, ideally situated at the rear, perfect for hobbies or home projects. It is well-equipped with power outlets and strip lighting, ensuring a bright and functional workspace.

Garden

Step into a serene sanctuary with this exquisite garden that graces the front of the property, where a lush lawn is neatly bordered by a charming hedge. The loc bloc patio offers a perfect spot for outdoor seating, inviting relaxation or entertainment. Wander to the side where a concrete area awaits, leading to a secluded rear section that basks in the evening glow, complete with elevated stone planters. The expansive rear garden is a testament to meticulous care, featuring a raised, private nook with a stone barbecue, a tranquil fish pond, and a quaint bridge connecting the tiered garden levels. Within this green haven is the gas tank, while a handy wood shed resides at the cottage's end, completing this idyllic outdoor retreat.

Council Tax Band Currently – D









Note 1 – All floor coverings, light fittings and curtains are included. Integrated appliances, washing machine and fridge/freezer included in the sale.

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

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