



6 Forestry Cottages, Newton IV30 8XP

Offers Over £220,000

Key Features

- Semi-detached house
- Rural location only a short drive from Elgin
- Substantial rear garden
- Front garden with driveway at the side
- Lounge/Dining Room
- Kitchen
- 3 Bedrooms
- Shower Room
- Porch
- Summerhouse and sheds



Discover affordable rural living with this semi-detached house in Newton, featuring 3 bedrooms, Lounge/dining room, kitchen, porch, shower room and a substantial garden in close proximity to Elgin.

Located in the quiet area of Newton, this semi-detached house offers an affordable entry into the housing market. The property includes three bedrooms, providing ample space for a family or individuals seeking extra room. There is oil fired central heating and an open fire in the lounge.

A large rear garden provides plenty of potential for gardening enthusiasts or those needing outdoor space for children. At the front, a garden with a driveway at the side adds practicality and ease of access.

This rural property is only a short drive from Elgin, offering both tranquillity and connectivity. Additional features include a kitchen, shower room, porch, summerhouse and sheds, providing versatility and additional storage options. Don't miss out on this affordable opportunity to own a home in a desirable location; contact us today to learn more.





Entrance Hall

UPVC front door leads to the entrance hall. Doors to Lounge/Diner, Shower Room, Bedrooms 2 & 3. Staircase to upper floor.

Lounge/Diner 4.42m x 4.02m

Window to the front. Open fireplace with tiled hearth and wooden mantle. Space for lounge and dining furniture. Door to:-

Kitchen 3.72m x 3.16m at widest points

Fitted with a range of grey base and wall mounted unit. Built-in oven and hob. Spaces for washing machine and fridge freezer. Two windows to the rear. One and a half bowl sink and drainer. Door to:-

Porch 1.86m x 2.98m

Glazing on three sides with polycarbonate roof. Power and light. Door to rear garden.

Shower Room 2.05m x 1.80m

Three piece white suite comprising shower cubicle with mains shower, WC and wash hand basin set in vanity unit. Wet wall in shower and to dado height on remaining walls. Window to the rear. Chrome towel rail radiator.

Bedroom 2 3.68m x 2.89m

Double bedroom with window to the rear. Built-in wardrobe.

Bedroom 3 3.56m x 2.89m

Double bedroom with window to the front. Built-in wardrobe.

Landing

Carpeted staircase leads to the landing with doors to the master bedroom and attic/storage room.

Master Bedroom 4.27m x 3.12m

Double bedroom with dormer window to the front.

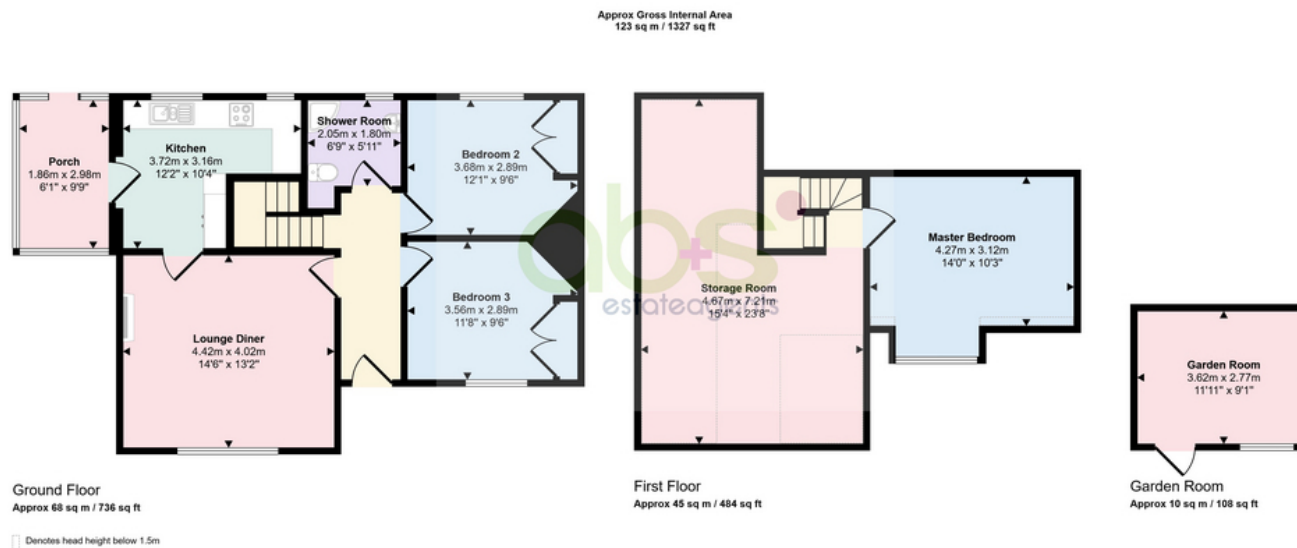
Attic/Storage room

Partially floored.

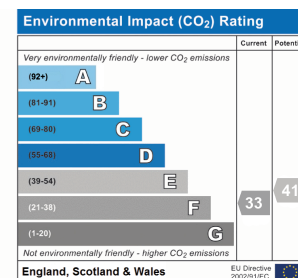
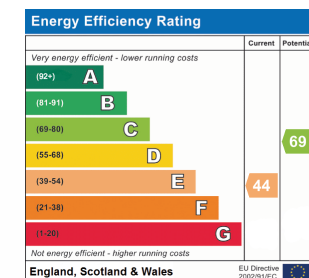
Gardens

The garden to the front is laid in stone chippings at one side and lawn at the other with mature shrubs and trees and a driveway providing off-street parking for several cars. The substantial rear garden is mainly laid to lawn with beds for planting, mature shrubs and trees, a summerhouse, wooden sheds and a metal shed.





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.



Tenure Type: Freehold
Council Tax Band: C
Council Authority: Moray Council