



Holmwood, Milton of Grange, IV36 2TR



We are delighted to offer this outstanding five-bedroom family home, presented in immaculate condition throughout and finished to an exceptional standard, providing spacious and versatile accommodation ideal for modern family living.

The accommodation comprises an entrance vestibule, welcoming hallway, spacious lounge, open-plan kitchen/dining/sunroom, utility room, family room, fifth bedroom and a ground-floor shower room. The first floor offers an impressive principal suite featuring a walk-in wardrobe and en-suite bathroom, together with three further double bedrooms, each benefiting from its own en-suite shower room.

Further benefits include an integral single garage, a detached garage with cloakroom facilities, ample off-street parking and a secure, enclosed rear garden. The property also benefits from uPVC double glazing, oil-fired central heating and solar panels, enhancing both comfort and energy efficiency.

An internal viewing is strongly recommended.

EPC Rating Band "B"

OFFERS OVER £550,000

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

Milton of Grange is situated approximately half a mile northeast of Forres on the road to Findhorn, a picturesque coastal village just four miles away, renowned for its superb beaches, sailing opportunities, cafés and restaurants. Holmwood enjoys an excellent location with easy access to a wide range of outdoor pursuits, including horse riding, water sports and golf. The property is also within convenient walking and cycling distance of local schools, parks and a variety of everyday amenities.

Inverness lies approximately 25 miles west of Forres and provides retail, leisure and entertainment facilities in addition to excellent road and rail links south. Dalcross airport is approximately a 30-minute drive.

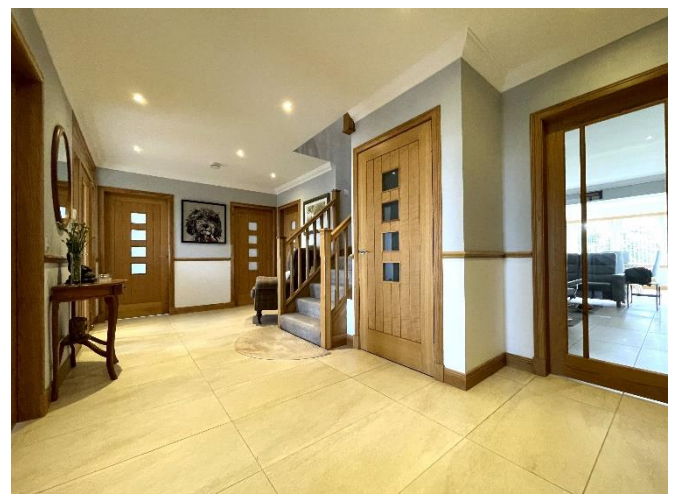
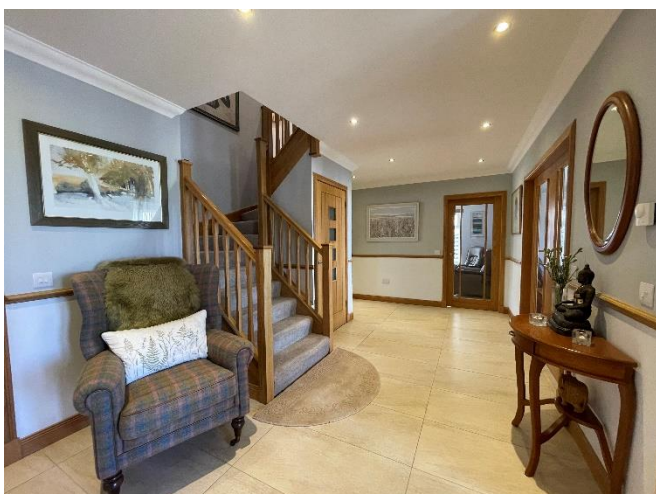
Entrance Vestibule – 6'2" (1.87m) x 8'8" (2.64m)

We have entrance to the property through a secure door with an obscure glazed panel insert and coordinating side double glazed window that leads into the entrance vestibule. Two recessed light fittings coving to the ceiling. Stone floors, thermostat control for the underfloor heating. Oak Door with glass panel and two side glass panel windows leads into the hallway.



Hallway - 19'0" (5.79m) x 9'7" (2.91m) max measurement

The hallway has multiple light fittings to the ceiling, smoke alarm and coving. The stone floors run throughout. Thermostat control for under floor heating and two double power sockets. Further oak doors lead to the downstairs bedroom, utility room, shower room, double doors to the lounge, Kitchen family room and to the snug room. A staircase gives access to the first-floor accommodation with understairs walk-in cupboard.



Lounge – 23'5" (7.13m) x 15'3" (4.64m)

Superb sized lounge which is accessed from the hallway through double oak/glass doors to a relaxing family space. uPVC double glazed patio doors with vertical blinds and chrome curtain pole and hanging curtains overlooks the front aspect. Further uPVC window with matching blinds and curtains towards the front door. Coving to the ceiling, four wall mounted light fittings, stone floors with a thermostat control for under floor heating. Various double power sockets, TV and BT point. The focal point of the room is the fireplace with the marble surround and hearth with a Dimplex optimyst flame (electric) fire.



Kitchen, Dining & Sunroom – 23'5" (7.13m) x 16'10" (5.13m) narrowing to 13'8" (4.16m)

The kitchen dining family arrangement provides a lovely bright and sunny aspect that overlooks the stunning private gardens. The kitchen provides a range of wall mounted cupboards with glass display cabinets and under unit lighting, base units with a granite worktop with matching upstand and splash back around the cooker induction hob. Glass and stainless-steel chimney style extractor hood. Built-in appliances include a double oven, warming drawer and combination microwave. Full-size double American style fridge freezer. Integrated dishwasher, wine fridge and sink with mixer tap. Various double power sockets, recess light fittings and coved ceiling. uPVC double glazed windows with fitted blinds to the rear aspect. This room is open plan to the family/dining area which also has two wall mounted light fittings. Various double power sockets including USB sockets and TV point. Stone floor with thermostat control for the underfloor heating. The room is open plan to the dining sunroom.





Sunroom – 11'5" (3.47m) x 12'5" (3.78m)

The sunroom has a ceiling fan light fitting, various double power points, uPVC windows to all aspects with fitted blinds plus the secure uPVC patio doors leading out onto the garden patio area. Stone floors throughout.

Family room – 13'2" (4.01m) x 10'9" (3.27m)

The snug/TV room has recessed spotlights to the ceiling, coving, stone floors with under floor heating, two uPVC windows with vertical blinds that overlook the side aspect. TV , BT and various power points.



Utility room – 12'6" (3.81m) x 9'2" (2.79m)

Practical utility with a range of wall mounted cupboards with under unit lighting, larger styled storage units and drawer space with a roll top work surface and matching up stand. There is a large stainless-steel sink with mixer tap with showering attachment, under counter space for a washing machine and tumble dryer. Built-in unit space for a fridge freezer. Various double power sockets, stone floors, uPVC windows with vertical blinds to the rear aspect, secure door with obscure glazed panel insert provides access to the rear aspect. Further built in utility cupboard with light fitting, single power point, BT point and wall mounted shelving houses the fuse box. Control panel for central heating, ceiling has recessed spotlights, explain and coving to the ceiling. Door to the garage.



Shower room – 6'1" (1.84m) x 8'7" (2.61m)

Modern suite comprising of a low-level WC and vanity wash hand basin with chrome mixer tap. Walk-in shower enclosure with a mains operated shower and glass shower screen. Full height tiling to the walls, thermostat control for the underfloor heating, stone flooring, chrome heated towel rail, recess Halogen lights to the ceiling, extractor fan and obscure uPVC window that overlooks the rear aspect. Wall mounted mirror.



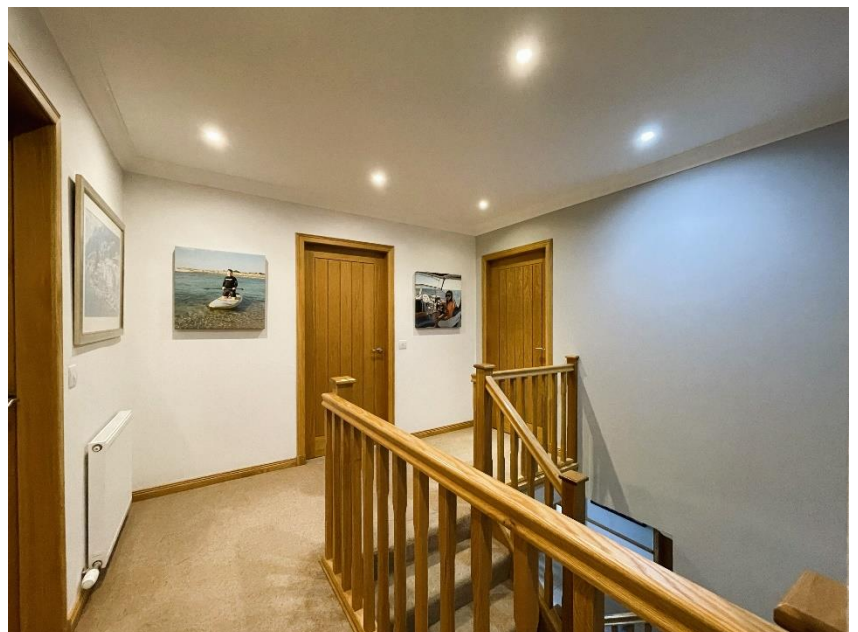
Bedroom 5 – 12'2" (3.71m) x 9'3" (2.81m)

Downstairs double bedroom with recessed spotlights to the ceiling, coving, stone floors, various double power sockets. double glazed uPVC window with vertical blinds, curtain pole and hanging curtains to the front aspect. BT point, thermostat control for the underfloor heating, a built-in wardrobe provides part shelf and hanging storage. Measurements.



Staircase & L-shaped Landing – 13'10" (4.21m) x 3'9" (1.13m) extends 10'7" (3.22m) x 4'4" (1.31m)

A carpeted staircase with balustrade & spindles leads to the first floor accommodation. On the landing we have recess light fittings, coving to the ceiling, smoke alarm, single radiator, double power socket and thermostat control on the wall. A built-in walk-in cupboard utilised as an airing cupboard with shelving for storage.



Master Bedroom – 16'9" (5.1m) narrows to 13'7" (4.13m) x 24'11" (7.58m) plus dormor window

Fabulous sized Master suite with walk-in dressing room and en-suite bathroom. The master bedroom has a ceiling fan light fitting, three double radiators, carpet to the floor, TV and various power points, dormer style window to the front aspect with vertical blinds, chrome curtain pole and hanging curtains, Juliet balcony with patio doors with matching blinds, curtain pole and curtains to the rear aspect. The corridor that leads to the main bedroom area has two recessed light fittings, a smoke alarm, single radiator and double power point as well as carpet to the floor. This section is measuring 9' 9" x 3' 11".



En-Suite Bathroom- 8'11" (2.72m) x 9'4" (2.84m)

Kohler oval bath with chrome mixer tap and showering head attachment. Walk-in shower enclosure with a mains operated shower, full height tiling to the walls, glass shower screen and shower tray. Mid-height tiling to the remainder walls. There's a vanity sink with a chrome mixer tap and a low level WC with a concealed cistern, wall mounted mirror, vinyl flooring, double glazed Velux window with integrated blind. Recessed spotlights to the ceiling, extractor fan, chrome accessories and chrome heated towel rail.



Dressing Room – 8'4" (2.54m) x 13'0" (3.96m) max measurement

The dressing room has his and hers fitted double wardrobes fronted by double mirror sliding doors to provide part shelf and hanging storage. Further fitted units within the recess and shelving, carpet to the floor, recess spotlights to the ceiling, loft access via Ramsay ladder, small double radiator, double power point, carpet to the floor and Velux window with integrated blind to the front aspect.

Bedroom 2 – 19'5" (5.92m) x 10'3" (3.12m) extends to 18'5" (5.61m) x 5'7" (1.7m)

Large L-Shaped double bedroom with a walk-in area at the entrance to a dressing area with triple wardrobes fronted by mirror sliding doors to provide part shelf and hanging storage. The main part of the room has space for a double bed with two large patio doors with side windows that overlooks the front aspect onto the Juliet balcony. Hanging voiles and curtains to the windows. TV and various power points, recessed spotlights to the ceiling, two single radiators. Door leads to the ensuite shower room.



Bed 2 En-Suite Shower room – 10'4" (3.15m) x 3'10" (1.16m)

Vanity sink with chrome mixer tap and low-level WC with a concealed cistern set within a vanity unit. Wall mounted mirror Walk-in shower enclosure with mains operated shower, full height tiling, mid-height tiling around the remainder walls, recess light fitting, extractor fan, vinyl flooring, chrome heated towel rail and matching accessories. Velux window with integrated blind and display shelf to the side aspect.



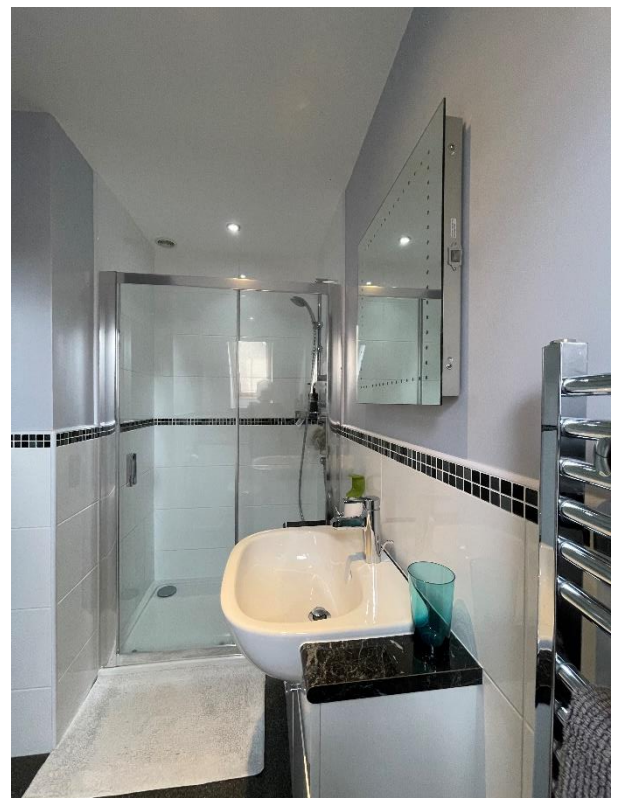
Bedroom 3 – 12'1" (3.68m) x 10'11" (3.32m)

Double bedroom with two recessed light fittings, single radiator, carpet to the floor. TV and various double power points. Two built-in cupboards which one provides part shelf storage and the other has a hanging rail with shelf. uPVC window with vertical blinds, chrome curtain pole and hanging curtains to the side aspect. A door leads to the ensuite shower room.



En-suite shower room – 10'4" (3.15m) x 3'11" (1.18m)

The ensuite shower room has a low level WC with concealed cistern, vanity wash hand basin with chrome mixer tap and walk in shower with mains operated shower and full height tiling glass shower screen and shower tray. There are recessed light fittings, extractor fan, mid height tiling to the remainder walls, chrome heated towel rail, vinyl floor, wall mounted mirror and Velux window with built in blind to the side aspect.



Bedroom 4 – 16'3" (4.96m) x 9'10" (2.99m) max measurement

Bedroom 4, a double bedroom with recessed lights to the ceiling, single radiator, carpet to the floor, TV and various double power points. uPVC window with vertical blinds, brushed curtain pole and hanging curtains to the rear aspect. A built-in single wardrobe offering part shelf and hanging storage. Door to the ensuite shower room.



En-Suite shower room – 6'2" (1.87m) x 6'10" (2.07m)

Fitted suite which comprises; low level WC with a concealed cistern, vanity wash hand basin with chrome mixer tap, walk-in shower with mains operated shower, full height tiling and retractable glass shower screen doors. Wall mounted mirror, chrome heated towel rail, chrome accessories, mid height tiling around the remainder walls. Velux window with integrated blind to the rear aspect. Vinyl flooring. M

Driveway

A locked block driveway that provides in and out access for ease of parking and access to the single integral garage plus further detached garage. There's an outside light to the front door. There's double parking outside the detached garage. Security light and outside power socket at the front. Further secure parking behind the double gates on the side.

Integral Garage - 27'3" (8.29m) x 9'8" (2.94m)

The garage is an integral garage with an up and over garmatic electric door which leads into a fully lined space with three strip light fittings, pre-lined ceilings and walls, painted concrete floor, various double power sockets, wall mounted shelving, double glazed uPVC window which overlooks the rear aspect and built-in cupboard which houses the mega flow tank, Worcester boiler and the pump system. Stopcock.

Detached Garage – 15'5" (4.69m) x 23'5" (7.13m) to the WC maximum 31'4" (9.59m) x 8'8" (2.69m)

Separate oversized garage with garamatic electric up and over door provides access into the garage which has an apex style roof, breeze block painted walls, concrete painted floor, an area to workbench, shelving storage, strip light fittings, uPVC window to the side aspect, secure uPVC service door on the side and door to the cloakroom.

Cloakroom – 7'4" (2.23m) x 6'0" (1.83m)

Low level WC, pedestal wash hand basin with chrome mixer tap and a heatrae Zadia electric water tank, Dimplex electric radiator, painted floor, pendant light fitting, wall mounted mirror, chrome accessories, uPVC obscure window to the rear garden.

Front & Rear Garden

The front garden is predominantly laid to driveway, with a selection of established shrubs and plants set behind a retaining wall. A boundary wall borders one side of the property, while mature trees and shrubs on the other provide privacy and a natural perimeter. Secure double gates open to a side driveway, creating an enclosed area with additional parking for several vehicles.

The rear garden is mainly laid to lawn and features a central planted area incorporating the soakaway and septic tank. Enclosed by hedging and fencing, the garden has been thoughtfully designed for low-maintenance living while offering attractive, established planting that can be enjoyed throughout the year.

A wraparound patio, accessed directly from the sunroom, provides an excellent space for outdoor dining and entertaining, making it ideal for barbecues and enjoying sunny weather. A further gate leads to the front driveway, positioned in front of the detached garage.

Additional external features include outdoor lighting, access to the utility room from the patio, and an oil tank, timber shed, and rotary clothes dryer located behind the garage.





Note 1 – All floor coverings, light fittings, blinds, curtains, integrated appliances, American fridge/freezer and utility white goods are included in the sale.

Council Tax Band “F”

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.

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.

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

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

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

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