



HEATHERLEA BROOM OF MOY

FORRES, IV36 2SR

£350,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this impressive detached home, situated within the sought-after rural setting of Broom of Moy, Forres.

Finished to an exceptional standard throughout, this beautifully presented property is offered in immaculate walk-in condition, combining stylish interiors with generous proportions and a wonderfully practical layout.

The heart of the home is the impressive open-plan kitchen, dining and living space, creating a superb environment for both everyday living and entertaining. A log burner adds warmth and character to this inviting room, while underfloor heating extends throughout the ground floor. Also on the ground floor is a stylish shower room and a spacious double bedroom, providing excellent flexibility for guests, family members or those looking for convenient accommodation on one level.

An integral garage, complete with electric garage door and utility area to the rear, provides secure parking and excellent additional storage.

Upstairs, the property continues to impress with two bright and spacious bedrooms, each benefitting from its own dressing room. A separate shower room serves both bedrooms, adding to the comfort and practicality of this impressive home.

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PROPERTY

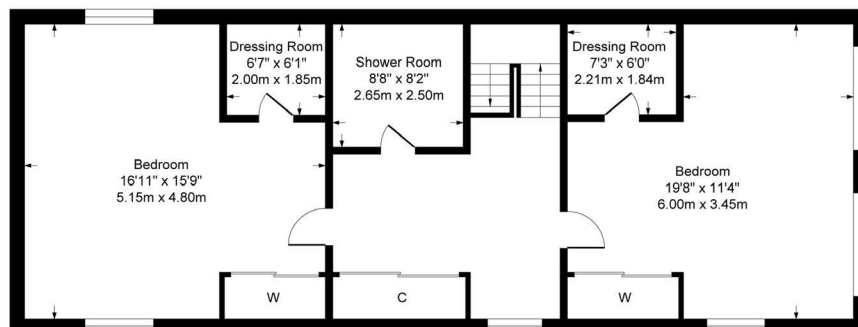
HEATHERLEA BROOM OF MOY

- Exceptional detached home in Broom of Moy near Forres
- Finished to a fantastic standard throughout
- Immaculate walk-in condition
- Impressive open-plan kitchen, dining & living space with cosy log burning stove
- Underfloor heating throughout the ground floor
- Downstairs bedroom and shower room
- Further two spacious bedrooms with dressing rooms and modern shower room upstairs
- Plenty of storage throughout
- Integral garage with electric door and utility to the rear
- Electric gated entrance

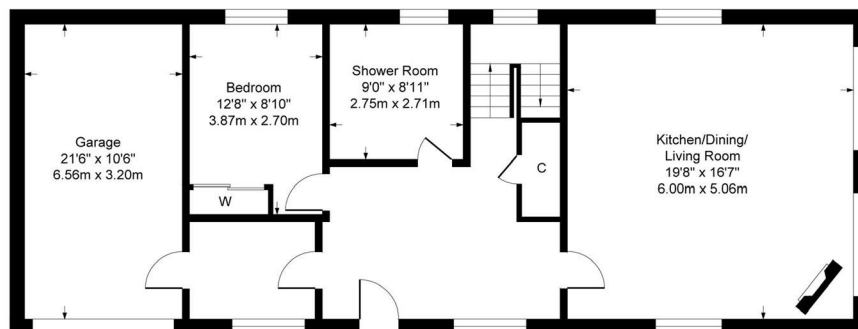




Approximate Gross Internal Area
2175 sq ft - 202 sq m



First Floor



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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