

91 High Street, Forres, IV36 1AA



01309 673836



forres@clunys.co.uk



www.clunys.co.uk

**** NEW REDUCED FIXED PRICE** £25,000 UNDER VALUATION****

Slioch, Muirhead, Kinloss, IV36 2UA



CLUNY ESTATE AGENTS

A rare opportunity has arisen to purchase this stunning four bedroom detached house situated in a semi-rural location on the outskirts of the village of Kinloss.

DETACHED HOUSE
FOUR BEDROOMS
IMMACULATEDLY PRESENTED
APPROX. 250 SQUARE METRES OF INTERNAL FLOOR SPACE
FREEHOLD
PRIVATELY ENCLOSED GARDENS
OIL CENTRAL HEATING
UPVC DOUBLE GLAZING
GARAGE
GARDENS
DRIVEWAY
SHED
COUNCIL TAX BAND F
EPC RATING C

Fixed Price
£425,000

This immaculately presented four-bedroom detached home offering approximately 250 square metres of internal floor space sits in an idyllic semi-rural setting near the village of Kinloss. Finished to an exceptionally high standard throughout, the property is in true walk-in condition and provides a rare opportunity to enjoy modern comfort in a peaceful location.

The well proportioned property benefits from UPVC Double Glazing and Oil Fired Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with two side windows allowing natural light to flood in and patio doors leading out to the garden. There is a wood burning stove set in a stone surround creating a lovely focal point and French Doors leading through to the high spec. modern fully fitted Kitchen/Diner which benefits from a good range of high gloss floor to ceiling units, two integrated fan ovens with grills, microwave, plate warming drawer, fridge freezer, wine chiller, dishwasher and washer/drier. There is an island/breakfast bar to the centre of the room incorporating a ceramic hob with stainless steel cooker hood providing an additional seating and food preparation area.

The property also benefits from a Games Room, Snug/Cinema Room and four good sized Double Bedrooms with a beautifully presented en-suite Shower Room located off the principle Bedroom, spacious Gym with wall to wall mirrored wardrobes and a stylish Family Bathroom with bath, under sink storage and corner shower cubicle.

There is ample storage facilities located throughout.

Outside, the property sits in privately enclosed gardens laid to lawn with a good selection of mature shrubs and bushes to the rear. There is also a decked and patio area providing an ideal space for entertaining or catching the sun.

Large Driveway, Single Garage and Shed.

This stunning property is set in an enviable location and would make a lovely family home. An internal viewing is highly recommended to appreciate the bright, attractive décor and spacious accommodation on offer.







CLUNY ESTATE AGENTS



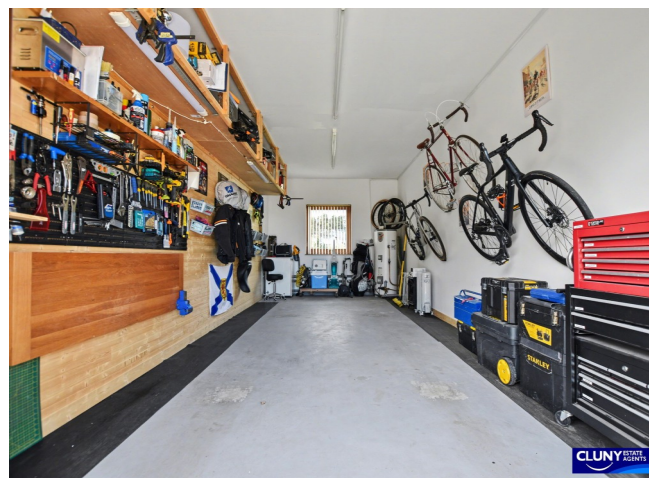
CLUNY ESTATE AGENTS







Lounge:	6.34m x 4.40m
Kitchen/Diner:	4.95m x 6.30m
Games Room:	4.36m x 9.67m
Gym:	3.22m x 3.47m
Study:	2.11m x 1.27m
Snug/Cinema Room:	3.10m x 4.69m
Bedroom One:	4.10m x 4.41m
En-Suite Shower Room:	2.04m x 2.83m
Bedroom Two:	4.18m x 2.44m
Bedroom Three:	3.87m x 2.45m
Bedroom Four:	3.78m x 2.45m
Bathroom:	2.24m x 2.45m
Garage:	6.34m x 3.27m



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.