



## **Woodbine Cottage, 61 Pilmuir Road, Forres, IV36 1HE**



A beautifully presented 3/4 bedroom stone-built home set within generous grounds, combining timeless character with spacious family living. Constructed from attractive natural stone, the property offers a warm and inviting feel throughout, with well-proportioned rooms and abundant natural light.

The accommodation includes 3 spacious bedrooms upstairs, versatile reception areas to include a 4<sup>th</sup> bedroom, a well-appointed kitchen diner, family bathroom and shower room, ample space for both entertaining and everyday living. Outside, the property is complemented by a large private garden, providing an ideal setting for outdoor dining and family activities.

Further benefits include a single garage, timber shed, workshop, greenhouse, wood stores, gas central heating and uPVC double glazing.

An internal viewing is strongly recommended.

EPC Rating Band "D"

### **OFFERS OVER £310,000**

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

### **Entrance Hallway – 12'0" (3.66m) x 4'1" (1.23m)**

We have entrance to the property through a secure composite door with a decorative glass panel insert and security chain that leads into the entrance hallway. Pendant light fitting, smoke alarm, papered ceiling finished with coving. Wood effect Rhinofloor, a luxury hard wearing vinyl to the floor. Cast iron radiator, a small recess with wall-mounted coat hooks, multi-panel glass door to the kitchen, door to the bathroom, downstairs bedroom/2nd public room and door to the square hallway. Built-in cupboard houses the Worcester boiler, and there's some shelving in here for storage.



### **Bathroom – 10'6" (3.2m) x 8'3" (2.51m)**

Fitted bathroom with a vanity sink with chrome mixer tap and low-level WC with concealed cistern, bath with chrome mixer tap and wood panel linings to the side. There is a wet wall splashback around the units. There's a walk-in shower enclosure with a Mira Sport electric shower, wet wall finish to the walls, shower tray and glass retractable shower screen doors. Wood effect lino to the floor, single radiator, four bulb ceiling light fitting, extractor fan, obscure uPVC window that overlooks the side aspect.



### **Square hallway – 8'11" (2.72m) x 7'0" (2.13m)**

The versatile inner hallway could be used as a home office space, hobby area or cosy corner has two wall-mounted light fittings, double power socket, BT point, cast iron radiator, Wood effect Rhinofloor, a luxury hard wearing vinyl to the floor, and a multi-panel glass door to the lounge with a coordinating side glass window. This is also open arched to the rear hall.



**Kitchen Diner – 19'8" (5.99m) x 9'3" (2.81m) extends to 11'1" (3.37m) at dining area**

Good sized kitchen that provides a range of wall mounted cabinets, base units with a roll top work surface and complimented by ceramic tiling on the walls. Integrated appliances include an under counter built-in electric oven, a five-ring gas hob with a stainless-steel chimney style extractor hood overhead. Stainless steel single sink with mixer tap and drainer. Space for washing machine, slimline dishwasher, tumble dryer or full-size dishwasher pending the arrangement. Freestanding space for a fridge/freezer and further white goods if required. Ample double power sockets, pendant light fitting, papered ceiling that's finished with coving. uPVC double glazed window with a roller blind overlooks the side aspect. A tiled flooring that continues through to the dining area where there's an overhang of breakfast bar, further pendant light fitting, double power sockets, double radiator, and uPVC window with roller blind that overlooks the front entrance. Multi-panel glass door leads into the hallway.



**Lounge – 15'1" (4.59m) x 12'11" (3.94m)**

Comfortable lounge with 3 bulb pendant light fitting, coving to the ceiling, laminate wood flooring, two cast iron radiators, various double power points including TV point. The main focal point of this room is the fireplace with the wood burning stove and the slate hearth and a timber mantel finish. Two uPVC double glazed windows, one to the rear and one to the side aspect with black out blinds and hanging curtains. Door leads to the square hallway.



**Back Hall – 8'9" (2.66m) x 5'7" (1.7m) extends to 8'0" (2.44m) x 2'8" (0.80m)**

A staircase leading to the first-floor accommodation with an open under stair storage space, a pendant light fitting smoke alarm, papered ceiling finished with ornate cornicing, Wood effect Rhinofloor, a luxury hard wearing vinyl to the floor, cast iron radiator, and double doors with opaque glass leads to the vestibule and a door to the downstairs bedroom or second public room.



**Bedroom 4/ 2<sup>nd</sup> sitting room/ Dining room -15'1" (4.59m) x 13'0" (3.96m)**

Currently used as the master bedroom, large room with multi-purpose use which can also be used as a 2<sup>nd</sup> sitting room. Five bulb ceiling light fitting, papered ceiling finished with coving, carpet to the floor, two cast iron radiators, various power points and a TV point. Recessed alcove with shelving and cupboard storage, that houses the fuse box. And then the focal point of this room is the multi-fuel stove with the slate hearth and stone surround. Two uPVC double-glazed windows, one to the rear and one to the side, both with hanging curtains, one with a hanging voile to the side.





**Back Porch – 5'8" (1.72m) x 7'3" (2.2m)**

The back porch has a pendant light fitting, tiled floor, cast iron radiator, double glazed windows to the three sides and a secure door with glass panel insert leads out to the garden. There are two wicker roller blinds to the window.

**Staircase & Landing – 10'10" (3.3m) x 5'7" (1.7m) extends to 13'1" (3.98m) 4'0" (1.21m)**

A staircase with timber handrail and balustrade and spindles with exposed wood flooring leads onto the first-floor landing. The landing is L-shaped landing with doors to three bedrooms and a shower room. There are recessed halogen spotlights to the ceiling, smoke alarm, single radiator, double power socket and carpet to the floor. On the stairwell, there is a built-in cupboard within the eaves, and a double-glazed Velux window that overlooks the rear aspect.



**Bedroom 1 – 12'8" (3.86m) x 13'3" (4.03m) within window recess**

Double bedroom with two ceiling light fittings, laminate wood flooring, TV and various power points, double radiator, uPVC double glazed window with hanging voiles which overlooks the rear aspect. Built-in wardrobe provides shelved and hanging storage.



**Bedroom 2 – 10'7" (3.22m) x 13'3" (4.03m) within window recess**

Double bedroom with 3 recessed light fittings to the ceiling, TV and various power points, double radiator, laminate wood flooring, Recessed wardrobe that provides part shelf and hanging storage, fronted with a hanging voile curtain. uPVC double glazed window to the rear aspect with hanging voiles curtains.



**Shower room – 5'5" (1.64m) x 6'1" (1.84m)**

The upstairs shower room has a low-level WC, vanity wash hand basin with chrome taps. Shower enclosure with a mains operated shower, wet wall finish, shower tray and glass retractable glass shower screen doors. Single radiator, tile effect flooring, ceiling light fitting, extractor fan and double-glazed Velux window to the side aspect. Small built-in cupboard with shelving for storage.



### **Bedroom 3 – 14'3" (4.34m) x 9'11" (3.02m)**

Double bedroom currently used as home office with two ceiling light fittings, TV and various power points, single radiator, laminate wood flooring, service hatches to within the eaves, uPVC double glazed window with roller blind and hanging voile overlooks the front aspect.



### **Garage – 19'0" (5.79m) x 10'6" (3.2m)**

The garage has an up and over door at the front. Service door and double-glazed windows with a roller blind to the side. Concrete base floor with breeze block walls, separate fuse box that provides power and lighting. Wall mounted shelving for storage.

### **Front & Rear Garden**

The front garden is of low maintenance it is retained within a stone built wall and cast-iron gate for access where there's a paved path that leads to the front door. A further timber gate leads to the side of the property. Mainly laid to stone chips with retainer timber planters with flowering shrubs and plants. Outside tap.

The fabulous rear garden commences with a large area to paved patio providing a nice outdoor seating area. The garden is retained within timber fencing with a large area to lawn and timber arches leading down a decorative path with stone chips and flower borders, this leads to the rear driveway of the property. Established trees, shrubs, bushes There's a small timber summer house with windows and decking. To the side of the property, there's a little garden with an arbour arch with an area to lawn, holly and further shrub bushes. Two timber planters. Moving to the back of the garden, there is corner with amazing rhubarb growing. Access to the timber shed through a stable door with two side windows and double door that open to the yard. A secure gate leads into the small back yard where there is a large gate for vehicle access. Workshop and further areas to parking. Timber and corrugated Perspex greenhouse. Area to wood stores with profile sheeting and a paved pathway within stone chips leading to the front Gate.







Note 1 - All floor coverings, light fittings, blinds, curtains, washing machine and fridge freezer are included in the sale.

Council Tax Band "E"

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**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.

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