



STONEYFIELD HOUSE STONEYFIELD HOUSE, RAFFORD FORRES, IV36 2RW

£535,000
FREEHOLD

Deena Aranci is delighted to present this exceptional contemporary detached home, set within a stunning countryside location and enjoying breathtaking open views across the surrounding landscape.

Finished to an impeccable standard throughout, the property offers a superb blend of style, space, and modern living. The heart of the home is the striking open plan kitchen, dining and family area, thoughtfully designed for both everyday living and entertaining. This impressive space features a sleek, high-quality kitchen by Riverside Kitchens, complete with premium appliances, quartz worktops, and bi-fold doors that open seamlessly onto the garden, perfectly framing the countryside outlook. A stylish log burner within the family area creates a warm and inviting focal point, while underfloor heating throughout the ground floor adds a further touch of comfort and luxury.

The ground floor accommodation is complemented by a beautifully presented lounge, a well-proportioned double bedroom, and a contemporary shower room, offering excellent flexibility for guests or multi-generational living.

Upstairs, the property continues to impress with three generously sized bedrooms. The principal bedroom benefits from a stylish en-suite shower room, dressing room and Juliet balcony, while two further bedrooms are served by a modern family bathroom.

Attention to detail is evident throughout, with quality finishes including oak internal doors, staircase and a striking glass balustrade enhancing the home's modern aesthetic.

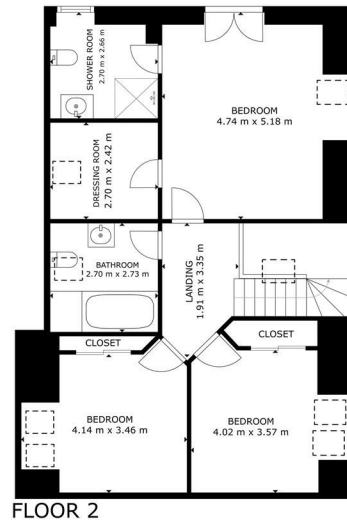
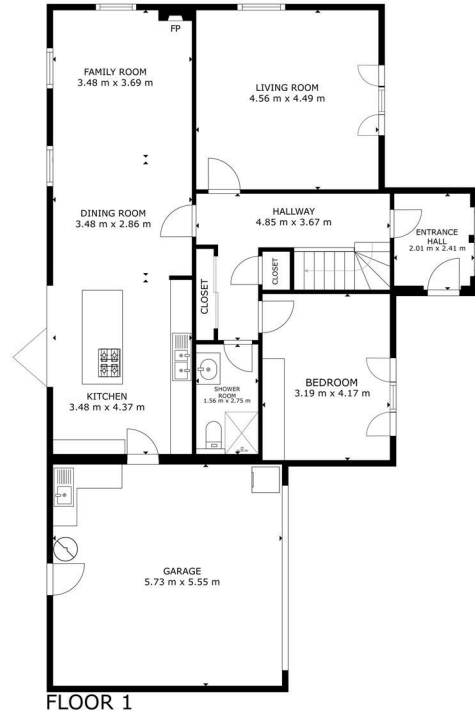
 **ARANCI
& FIRTH**
PROPERTY

STONEFIELD HOUSE

- Stunning contemporary detached home with countryside setting
- Breathtaking open views across surrounding landscape
- Impressive open plan kitchen/dining/family area with cosy log burning stove
- Stylish kitchen by Riverside Kitchens with quartz worktops and quality appliances
- Bi-fold doors opening directly onto patio area
- Separate living room with large picture window
- Underfloor heating throughout the ground floor
- Luxurious principal suite with dressing room, en-suite and Juliet balcony
- High-quality features and finishes throughout including oak doors and staircase with glass balustrade
- Double integral garage with electric door and utility area







GROSS INTERNAL AREA
 FLOOR 1: 99 m², FLOOR 2: 93 m²
 TOTAL: 192 m²
 EXCLUDED AREA: GARAGE: 31 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		80	
(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: C Council Tax Band: F

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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