



SOUTHVIEW, DALLAS, MORAY IV36 2SA



Southview presents a rare opportunity to acquire a beautifully modernised and exceptionally well-maintained three-bedroom detached cottage, perfectly positioned in the heart of the charming village of Dallas. Set midway between Forres and Elgin, Dallas enjoys a warm and welcoming community atmosphere with excellent local amenities, including a highly regarded primary school and the historic Houldsworth Institute, which hosts a wide variety of recreational clubs and events.

The property is offered in immaculate condition throughout and provides generous, flexible accommodation comprising: Entrance Hallway, Lounge, spacious Dining Kitchen/Family Room, Utility Room, Ground Floor Bedroom and Family Bathroom, with two further Bedrooms located on the First Floor.

Southview benefits from double glazing, oil central heating, a wood-burning stove, a substantial garage/workshop and a beautifully landscaped garden enjoying wonderful open countryside views.

Internal viewing is highly recommended to appreciate the quality, style and charm on offer.

EPC Rating: D

OFFERS OVER £285,000

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

Dallas

The village of Dallas offers an exceptional sense of community spirit, with a diverse range of clubs, entertainment evenings and the much-loved annual Gala Week, which attracts both residents and visitors. Activities throughout the year include football, cycle races, tombola, ceilidhs, discos and family events. During the warmer months, the River Lossie provides a picturesque setting for swimming, picnicking and outdoor enjoyment, while the festive season is celebrated with a dedicated Christmas Party for families and children. The village prides itself on its friendly, inclusive atmosphere, where neighbours support one another and community spirit thrives.



Entrance Hallway – 15'2" x 3'8" (plus door recess) & 2'10" x 11'4"

The welcoming Hallway is accessed via a secure uPVC double-glazed door with glazed panels. The space provides access to the Lounge, Dining Kitchen/Family Room, Utility Room, Ground Floor Bedroom and Bathroom. Features include wood-effect Amtico flooring with underfloor heating, two ceiling light fittings, smoke alarms, and a staircase leading to the upper accommodation.

Lounge – 12'10" x 13'7"

A beautifully presented Lounge featuring an attractive exposed stone wall with lintel, fireplace with stone inset, slate hearth and multi-fuel burner—creating a striking focal point. Additional features include alcoves to either side of the fireplace, deep-sill window to the front aspect, curtain pole, TV and BT points, power outlets, wood-effect Amtico flooring with underfloor heating and ceiling coving.





Dining Kitchen/Family Room – 14'11" x 21'11"

A stunning, light-filled space offering an ideal setting for family living and entertaining. The Kitchen is fitted with an excellent range of base and wall units, display shelving, granite work surfaces and a central island housing a Belfast sink with mixer tap. Integrated appliances include a five-burner gas hob with extractor, NEFF double oven, dishwasher and fridge. The room provides ample space for dining and relaxation, with double-glazed patio doors opening to the rear garden and additional windows fitted with Roman blinds. BT and TV points, recessed shelved storage and ceiling lighting complete the room.





Utility Room

The Utility Room provides a practical space with plumbing for a washing machine and tumble dryer, wall-mounted coat hooks, power points and ceiling light fitting.

Ground Floor Bedroom – 13'9" x 10'11"

A bright and comfortable Bedroom with deep-sill window to the front aspect, curtain pole, fitted carpet, coving, smoke alarm, double radiator and power points.



Bathroom – 9'9" x 6'10"

A beautifully modernised and tastefully designed Bathroom featuring a harmonious blend of traditional style and contemporary convenience. It includes a low-level WC with classic high-level cistern and chain flush, a stylish wash-hand basin with mixer tap set within a vanity unit providing excellent storage, and a luxurious roll-top free-standing bath with shower attachment. A generously sized shower enclosure with overhead electric shower enhances the practicality of the room. Ceramic wall tiling and wood-effect Amtico flooring with underfloor heating create a warm and inviting ambience. The obscure-glazed window allows soft natural light while maintaining privacy. A wrought-iron three-bulb ceiling light, Xpelair extractor, heated towel rail and radiator complete this delightful space.



Stairs and Landing

A carpeted staircase leads to the First Floor Landing, which offers excellent built-in storage, recessed ceiling lighting, power outlets, smoke alarm, a Velux conservation-style window to the front and a double-glazed Velux window to the rear.

Master Bedroom – 16'1" x 11'8"

A spacious and inviting Bedroom with window to the front aspect, fitted carpet, recessed spotlights, built-in wardrobe providing generous storage, double radiator and power points.



Bedroom 2 – 11'7" x 11'4"

A well-proportioned double Bedroom with front-facing window, fitted carpet, double radiator and power points.



Driveway & Garage/Workshop – 18'0" x 15'11" & 10'3" x 15'3"

The property benefits from a shared driveway with a designated area for bins and wood storage, leading to a substantial steel-frame garage/workshop clad in profile metal sheeting. The building features power, lighting, and an electric roller door to the front, as well as service doors to both the front and side. An additional area to the rear provides further storage space and includes a room with excellent potential for development. A shower room has been partially installed, including a low-level WC, wash-hand basin and provision for a shower enclosure.

Garden

The Garden at Southview is beautifully landscaped and offers a wonderful combination of practicality, privacy and countryside appeal. A discreetly positioned area houses the oil tank and boiler, ensuring the main garden remains open and attractive. A paved seating area provides the perfect setting for outdoor dining and relaxation, complemented by the hot tub—included in the sale—for peaceful evenings under the stars.

A generous lawn stretches to the rear, ideal for families, pets and outdoor activities. A charming children's play area finished with bark chippings offers a safe and engaging space for young ones. For those with a passion for home-grown produce, a substantial section of the garden is dedicated to growing fruit and vegetables, presenting an excellent opportunity for a self-sufficient lifestyle.

The uninterrupted backdrop of open fields enhances the sense of space and tranquillity. Additional features include a timber potting shed, greenhouse and attractive dry-stone dykes, which frame the garden with character and timeless rural charm.





Notes

All floor coverings, blinds and light fittings are included in the sale. Council Tax Band: C

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.

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