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CLUNY ESTATE AGENTS

Eastbank Farmhouse, Roseisle, IV30 5YD

Offers Over - £295,000



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Enjoy the best of country living in this attractive four-bedroom farmhouse, ideally situated in a desirable semi-rural location offering a peaceful setting while remaining within convenient reach of local amenities. The property provides spacious and versatile accommodation, making it an ideal choice for families or those seeking a little more room to enjoy a relaxed lifestyle. The home is presented in good condition throughout, allowing prospective purchasers to move in and make it their own.

The accommodation is complemented by a pleasant garden, providing an ideal space for outdoor entertaining, family activities or simply relaxing and enjoying the surroundings. A garage offers useful storage and secure parking options. Further benefits include double glazing throughout and an electric air source heat pump, providing comfort and practicality all year round. Combining the character and appeal of a farmhouse with the convenience of modern-day living, this appealing home offers an excellent opportunity for buyers looking for space, comfort and a semi-rural lifestyle. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.



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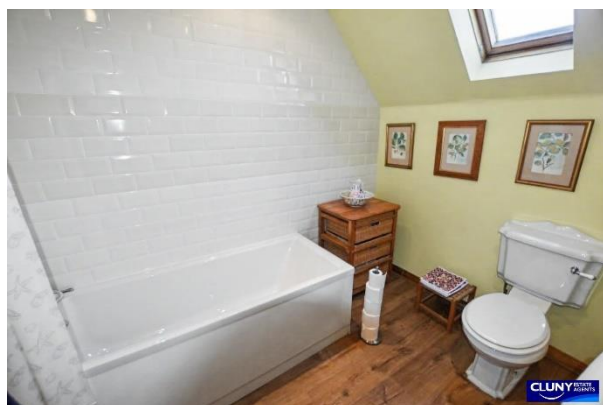
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Council Tax Band E
EPC Rating D
Freehold

Lounge	4.66m x 8.41m
Reception Room	3.34m x 3.70m
Hallway	1.28m x 1.23m
Shower Room	1.10m x 2.33m
Kitchen/Diner	3.12m x 5.26m
Hallway	1.89m x 4.05m
Storage Room	3.53m x 5.62m
Landing	1.96m x 4.53m
Bedroom 1	4.70m x 3.12m
Bathroom	2.56m x 2.16m
Bedroom 2	2.53m x 3.65m
Bedroom 3	2.10m x 3.59m

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. [More information](#).

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	8 Mbps	0.8 Mbps	✓
Superfast	--	--	✗
Ultrafast	1800 Mbps	220 Mbps	✓

Approx Gross Internal Area
169 sq m / 1817 sq ft



Ground Floor
Approx 111 sq m / 1197 sq ft

First Floor
Approx 58 sq m / 620 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snacov 360.

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.