

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

## Hallanbrae, Dallas, Forres IV36 2RW



This detached six bedroom house with large garden grounds and double garage is set in a picturesque rural location close to the village of Dallas and would make an ideal family home.

**DETACHED HOUSE  
SIX BEDROOMS  
DRIVEWAY AND DOUBLE GARAGE  
COUNTRYSIDE VIEWS  
WRAP AROUND GARDEN  
GROUNDS  
OIL-FIRED CENTRAL HEATING  
DOUBLE GLAZING  
DRAINAGE TO SEPTIC TANK  
COUNCIL TAX BAND G  
EPC RATING D  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£485,000**

**E1027**

This detached six bedroom house is situated in a rural location just outside the village of Dallas, and with lovely countryside views.

In walk-in condition, the accommodation comprises: Entrance vestibule, double doors to the hallway with staircase leading down to a large cellar and up to the landing, good sized dining kitchen, separate utility room housing the boiler and with access outside, living room with multi-fuel stove and patio doors to a balcony, separate dining room, sun room and shower room, double bedroom. Stairs lead to a landing seating area, two further double bedrooms both with en suite facilities, one with a dressing room, two further double bedrooms and a family bathroom.

The property benefits from oil-fired central heating and double glazing. Drainage is to a septic tank.

A sweeping driveway leads to the double garage, and the property sits in large garden grounds including a mature ornamental shrubbery to the front and a patio seating area to the rear.

This would make an ideal family home and we highly recommend a viewing.







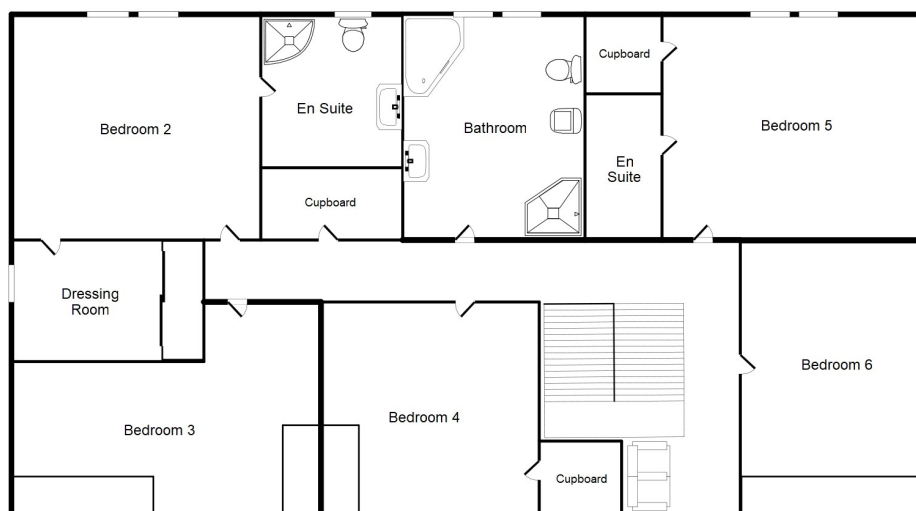






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Vestibule 1.87m x 1.08m
- Cellar 13.86m x 4.96m
- Kitchen/Diner 8.15m x 3.61m
- Utility 2.93m x 1.93m
- Dining Room 3.84m x 3.30m
- Lounge 5.91m x 5.07m
- Bedroom 1 3.61m x 3.44m
- Shower Room 2.84m x 1.98m
- Sun Room 3.83m x 3.62m
- Bedroom 2 4.48m x 3.64m
- Wardrobe 2.72m x 1.79m
- En Suite 2.50m x 2.38m
- Bedroom 3 6.11m x 3.88m
- Bathroom 3.63m x 3.48m
- Bedroom 4 3.86m x 3.66m
- Bedroom 5 4.53m x 3.64m
- En Suite 2.36m x 1.28m
- Bedroom 6 5.09m x 2.65m
- Garage 6.99m x 6.22m



#### 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.