

****REDUCED PRICE**REDUCED PRICE**REDUCED PRICE****

Eldon Brae, Forres, IV36 2RA



We are delighted to offer this stunning four bedroom detached house situated in a beautiful semi-rural location with spectacular views on the outskirts of Forres.

DETACHED HOUSE
FOUR BEDROOMS
EXCELLENT DECORATIVE ORDER
WALK-IN CONDITION
STABLES
OIL CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND E
EPC RATING D

Fixed Price
£295,000

This is a rare opportunity to purchase a stunning four bedroom detached house situated in a beautiful semi-rural location with spectacular views located on the outskirts of Forres.



The property benefits from Double Glazing and Oil Central Heating. The good sized accommodation comprises: Entrance Hallway, Lounge, Sun Room, Kitchen, Dining Room/Fourth Bedroom, Utility Room, Three Double Bedrooms, Downstairs Bathroom, Upstairs Shower Room, Two Storage Sheds, Large Garden, Stables and large driveway with ample parking for multiple vehicles.

An internal viewing of this property is highly recommended.

The front door opens to a spacious hallway which leads to all the ground floor accommodation. Off the hallway can be found a spacious Lounge and Dining Room with large bay windows providing panoramic views over the surrounding countryside towards the Moray Firth and beyond. The Lounge has been fitted with a wood burning stove creating a lovely focal point to the room. Off the Lounge is an open plan Sun Room with French Doors leading to the garden. The Kitchen is another spacious room with large double aspect windows to rear, fitted out with wall and base mounted units with ample room for a family dining table for all your informal dining requirements. On this floor can also be found a modern Family Bathroom with three piece suite in white, shower over bath, heated towel rail and built in vanity unit. There is a good sized Utility Room with storage cupboard. Door to rear garden.



On the upper floor can be found a spacious, bright vestibule with large Velux window allowing natural light to flood in. There are three good sized Double Bedrooms on this floor, two of which have double mirrored wardrobes and double aspect windows creating a light and airy feel. The Master Bedroom incorporates two good sized built in wardrobes providing ample storage facilities and triple aspect windows creating a lovely sunny room with spectacular views over the surrounding fields towards Findhorn and beyond. There is a good sized modern Shower Room with three piece suite in white, walk-in shower cubicle and heated towel rail. The property has good quality oak doors fitted throughout.

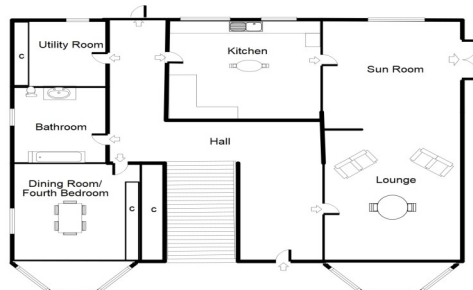


Outside the property there are large garden grounds surrounding the property to both front and rear laid out to lawn offset with mature bushes and shrubs and a large decked area for all your entertaining requirements. There is a large Double Garage, driveway with ample parking facilities and Stables and two sheds providing storage facilities. The land is available by separate negotiation.

This delightful house is set in an enviable location with large grounds and spectacular views. The property is in immaculate condition and would make a lovely family home.

If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on
01309 673836

- Hall: 4.30m x 2.15m (14'1" x 7'0")
- Lounge: 4.77m x 4.06m (15'07" x 13'4")
- Sun Room: 3.58m x 2.98m (11'9" x 9'9")
- Dining Room/
Bedroom 4: 3.67m x 4.02m (12'0" x 13'2")
- Utility Room: 2.00m x 2.37m (6'6" x 7'9")
- Kitchen: 4.52m x 3.00m (14'10" x 9'10")
- Downstairs
Bathroom: 2.68m x 1.98m (8'9" x 6'6")
- Master Bedroom: 3.33m x 6.05m (10'11" x 19'10")
- Bedroom 1: 3.58m x 3.13m (11'9" x 10'3")
- Bedroom 2: 3.99m x 2.74m (13'11" x 9'0")
- Upstairs Shower
Room: 3.37m x 1.67m (11'0" x 5'5")
- Double Garage: 7.09m x 6.00m (23'3" x 19'8")
- Stables: 7.42m x 7.14m (24'2" x 23'5")



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.