

CLUNY ESTATE
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Rarichie, Dallas, IV36 2SA



We are delighted to offer this detached Victorian Traditional Four Bedroom house situated in the popular village of Dallas.

DETACHED HOUSE
FOUR BEDROOMS
EXCELLENT CONDITION
PICTURESQUE VILLAGE
DOUBLE & SINGLE GLAZING
OIL FIRED CENTRAL HEATING
COUNCIL TAX BAND E
EPC RATING E

F988

Offers Over
£195,000

We are delighted to offer this detached Victorian Traditional four bedroom house situated in the popular village of Dallas. There is a Primary School within the Village and a wide range of facilities can be obtained from the towns of Elgin and Forres which are within reasonable commuting distance.



Set in a walled garden the property benefits from both Double and Single Glazing with Oil Fired Central Heating. The good sized accommodation comprises: Lounge/Diner, Family Room, Garden Room, Kitchen, Utility Room, W.C., Four Double Bedrooms, Bathroom, enclosed private Gardens and Garage.

This is a very attractive property and an internal viewing is highly recommended.

The front door opens to the hall which has a tiled floor and stairs to the first floor, two radiators, understair cupboard and telephone point. The Lounge is a good sized room with window to the front and rear allowing natural light to flood in. There is a door to the garden room and an open fire in a tiled surround acts as a lovely focal point to the room. Original striped pine flooring, two radiators. TV and telephone points. The Garden Room is another lovely bright room with a window and door to the garden. Tiled flooring and coving to ceiling. There is access to the partially floored loft. The good sized Family Room has a window to the front and a multi-fuel stove with stone fireplace which acts as a focal point to the room. Two display alcoves with storage behind. There is a separate w.c. and wash hand basin also located on the ground floor.



The attractive farmhouse style Kitchen has been fitted with modern wall and base units offering ample storage and workspace. There is an inset stainless steel sink and drainer with an integral dishwasher and fridge. Built in LPG gas hob, electric oven and extractor hood. The Kitchen is large enough to accommodate a kitchen table. Ceramic tiled floor and door which leads to the Utility Room. The Utility Room is another good sized room with a glazed porch, plumbing for an automatic washing machine, tiled flooring and door to garden.



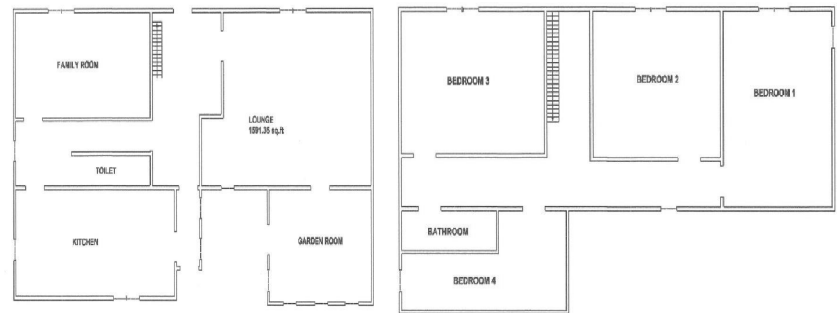
On the First Floor can be found four bright and spacious Double Bedrooms, a modern Family Bathroom with three piece suite and Mira Shower over bath. Radiator and “Cupola” roof light.

Outside the property the driveway leads to a detached wooden garage. There is a good sized walled garden which is laid mostly to lawn, mature shrubs and trees.

This delightful house 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

- Lounge/Diner: 5.96m x 4.14m (19'7" x 13'7")
- Garden Room: 3.93m x 4.41m (12'11" x 14'6")
- Family Room: 4.49m x 3.70m (14'9" x 12'2")
- W.C: 1.75m x 0.93m (5'9" x 3'1")
- Kitchen: 4.06m x 3.79m (13'4" x 12'5")
- Utility Room: 3.86m x 1.54m (12'8" x 5'1")
- Bedroom 1: 4.14m x 3.96m (13'7" X 13'0")
- Bedroom 2: 3.04m x 3.02m (10'0" x 9'11")
- Bedroom 3: 5.35m x 4.29m (17'7" x 14'1")
- Bedroom 4: 3.78m x 3.09m (12'5" x 10'2")
- Bathroom: 2.92m x 2.31m (9'7" x 7'7")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

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.

