

Belmack Cottage, Forres, IV36 2SP



We are delighted to offer this superb, large traditional four bedroom detached house situated in approximately half an acre and located in the quiet, rural area of Kintessack. The property is a short walk from the Culbin Forest and is within the catchment area for Dyke Primary School.

DETACHED HOUSE
FOUR BEDROOMS
EXCELLENT CONDITION
RURAL LOCATION
OIL CENTRAL HEATING
DOUBLE GLAZING
WOOD BURNER
SOLAR PVS
COUNCIL TAX BAND F
EPC RATING B

Valuation
£375,000

This large four bedroom detached house sits in approximately half an acre and is located in the quiet, rural area of Kintessack. The property has a large garden split into sections including a vegetable patch, fruit trees, greenhouse, large poly tunnel and carport. With picturesque views all round, this home benefits from quiet living and offers the perfect family home. There is oil fired central heating and double glazing throughout with a multi-fuel stove in the lounge and wood burner in the dining room. Also benefitting from added solar thermal panels which heat the hot water and pv panels for electricity production. The property comprises living over two floors: The Ground Floor offers a front entrance vestibule, large country style kitchen with aga, utility area with access to the side garden, spacious living room, large open dining area with snug and shower room. The upstairs has four double bedrooms with built in wardrobes, one with en-suite family bathroom and open plan landing with ample storage and light.

The property is located just a short walk from the Culbin Forest for woodland walks and is within the catchment area for Dyke Primary School. A viewing is highly recommended.





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

- Kitchen: 5.12m x 4.41m (16'9" x 14'6")
- Lounge: 7.04m x 4.82m (23'1" x 15'10")
- Dining Room: 6.44m x 5.24m (21'2" x 17'2")
- Shower Room: 2.28m x 1.90m (7'6" x 6'3")
- Utility Room: 3.26m x 1.82m (10'8" x 6'0")
- Bedroom 1: 4.40m x 5.12m (14'5" x 16'10")
- En-suite: 2.99m x 1.36m (9'10" x 4'6")
- Bedroom 2: 4.57m x 3.34m (15'0" x 10'11")
- Bedroom 3: 4.57m x 2.61m (15'0" x 8'7")
- Bathroom: 2.17m x 3.38m (7'2" x 11'0")
- Bedroom 4: 4.13m x 2.87m (13'7" x 9'5")



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

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.