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****CLOSING DATE** FRIDAY 28TH FEBRUARY @ 12 NOON****

Newmill House, by Forres, IV36 2RB



We are delighted to offer this two bedroom detached house situated in a quiet semi-rural location with spectacular views over open countryside and within easy commuting distance of both Forres and Elgin. There is a regular bus service which runs to both towns as well as the Highland capital of Inverness and the airport.

DETACHED HOUSE

TWO DOUBLE BEDROOMS

GOOD CONDITION

AMPLE PARKING

QUIET SEMI-RURAL LOCATION

OIL CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND C

EPC RATING G

**Offers Over
£195,000**

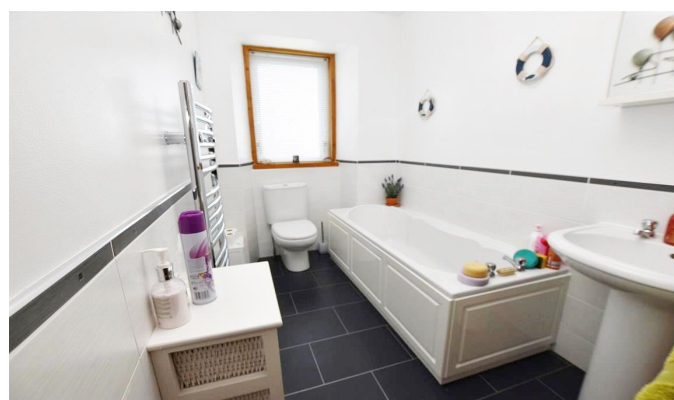
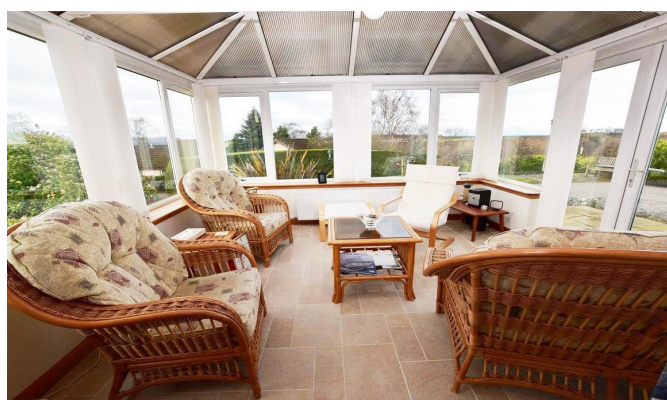


The property benefits from Double Glazing and Oil Central Heating. The good sized accommodation comprises: Entrance Hallway, Lounge, Kitchen, Dining Room, Utility Room, Bathroom, Two Double Bedrooms, Shower Room, Conservatory, enclosed front and rear gardens, timber garage and large driveway with ample parking facilities.

This property is in excellent decorative order throughout and an internal viewing is highly recommended.

This delightful property is located in a quiet semi-rural location with spectacular views over open countryside and within easy commuting distances of both the picturesque Market Town of Forres and the Royal Burgh of Elgin. The spacious accommodation boasts a good sized kitchen with fitted wall and base mounted units, under cupboard lighting, cooker with overhead extractor fan, rolltop worksurfaces with contrasting tiling to walls and wood effect flooring. There is a separate large Utility Room creating an ample space for storage. The Lounge is another bright and spacious room with open fireplace and bespoke hardwood surround creating a lovely focal point to the room. There are glazed panelled wooden doors leading into a beautifully presented light and airy conservatory providing stunning views onto the back garden and surrounding countryside. The Dining Room is another good sized room with ample space for a large dining table and there is a Yeoman Calor Gas burning stove to the centre of the room providing a delightful feature.

On this floor can also be found a large modern family bathroom fitted with three-piece suite in white and a separate walk-in shower cubicle with electric shower.



On the upper floor two good sized bright and spacious Double Bedrooms can be found each incorporating large glazed and velux windows allowing natural light to flood in and providing magnificent views over the surrounding open countryside. There are numerous cupboards located on the upstairs landing providing ample storage facilities together with a beautifully presented modern Shower Room with power shower, floor to ceiling tiling with contrasting border, black tiled flooring and chrome towel rail.

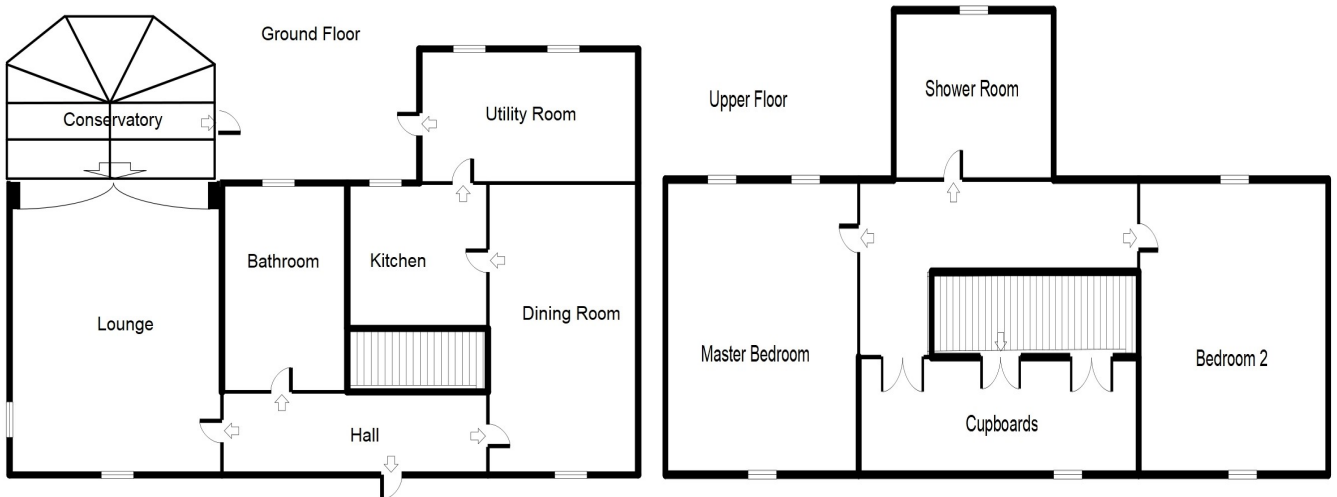


Outside the property there are large, privately enclosed gardens to both front and rear laid to lawn with both gravelled and slabbed areas creating an ideal space for all of your entertaining requirements and offset with a selection of mature shrubs and bushes providing magnificent views over the open countryside and beyond. There is also a good sized timber garage and large driveway providing ample parking facilities.

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: 4.39m x 3.65m (14'5" x 12')
- Kitchen: 3.43m x 2.29m (11'3" x 7'6")
- Utility Room: 3.51m x 2.26m (11'6" x 7'5")
- Dining Room: 4.39m x 3.60m (14'5" x 11'9")
- Conservatory: 3.76m x 3.78m (12'4" x 12'5")
- Shower Room: 2.43m x 1.55m (7'11" x 5'1")
- Bathroom: 3.15m x 1.62m (10'4" x 5'4")
- Bedroom 1: 4.46m x 3.25m (14'7" x 10'8")
- Bedroom 2: 3.56m x 3.26m (11'8" x 10'9")



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.

