

# CLUNY ESTATE AGENTS

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## Plot 8 Mains of Struthers, Kinloss



This spacious four bedroom house sits on a generous plot with a large south-facing rear garden overlooking open farmland. Contemporary in design but finished with traditional stone, slate effect tile and timber boarding, this house offers a well laid out modern interior with an abundance of storage.

**FOUR LARGE DOUBLE BEDROOMS  
WALK-IN WARDROBE AND EN SUITE  
TO MASTER BEDROOM  
LARGE FULLY TURFED LANDSCAPED  
GARDENS TO FRONT AND REAR  
DESIGNER KITCHEN DESIGNED BY  
YOU  
OPTIONS TO HAVE SUN LOUNGE,  
SEPARATE STUDY AND EN SUITE OR  
PLAYROOM ABOVE GARAGE**

**Price From  
£375,000**

This spacious four bedroom house sits on a generous plot with a large south facing rear garden overlooking open farmland. Located a mile south of Kinloss, it is only a 4 mile drive to Forres town centre, and 10 miles from Elgin along the A96.

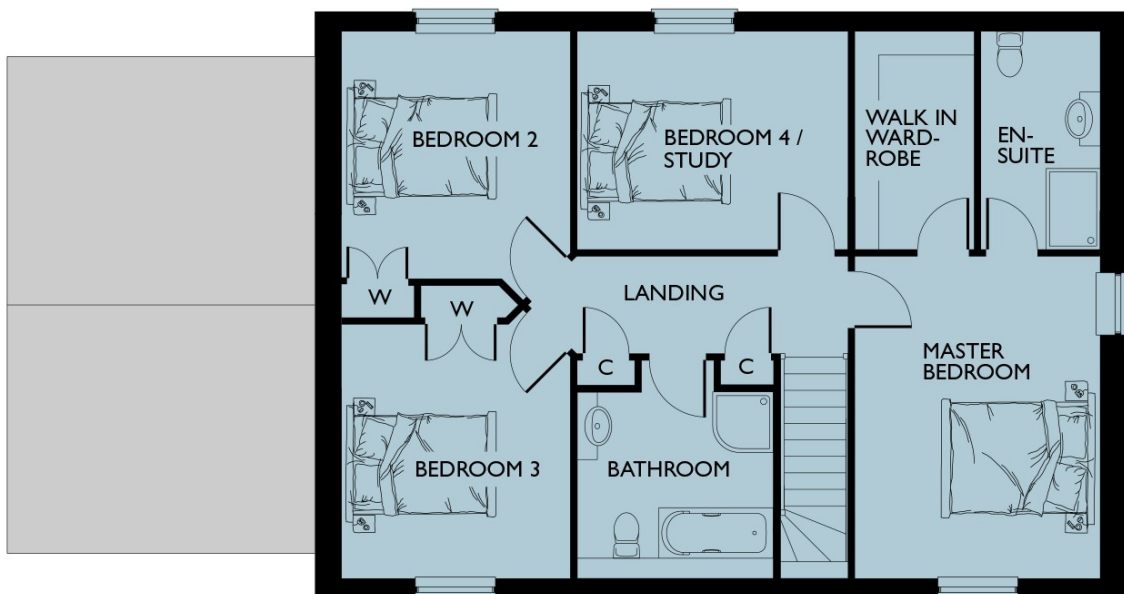
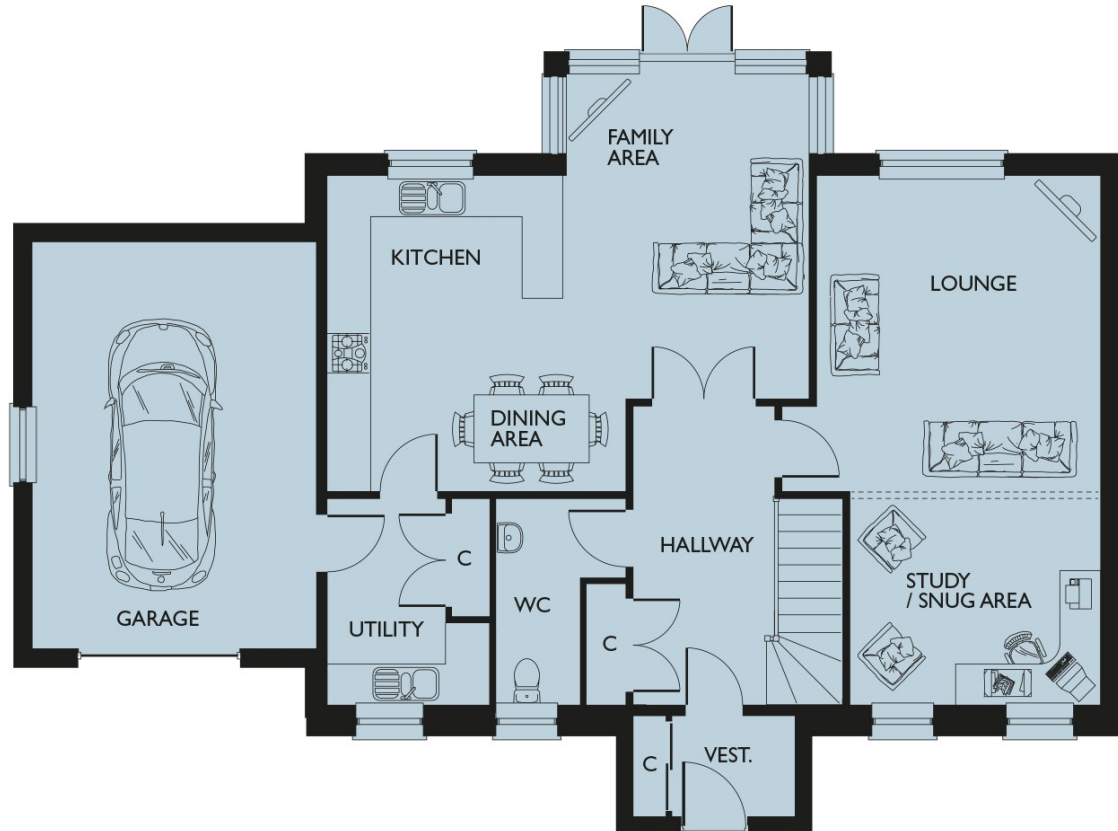
Contemporary in design but finished with traditional stone, slate effect tile and timber boarding, this house offers a well laid out modern interior with an abundance of storage including a large walk in wardrobe to the master bedroom along with an ensuite.

Included within the price is a generous supply of power, BT and TV points throughout, and a choice of designer kitchens and bathrooms supplied from Riverside Kitchens and William Wilsons.

*Disclaimer: Images are just a representation of what the finished product could look like.*



- Large garage with lots of storage space and separate utility room.
- 4 large double bedrooms with integral cupboards
- Walk in wardrobe and ensuite to impressive master bedroom.
- Feature porch front entrance
- Natural stone frontage and timber linings
- Large gardens to front and rear both fully turfed and landscaped.
- Feature stone retaining wall to rear patio
- Designer kitchen designed by you
- Choice of paint colour to each room
- Sun lounge extension, separate study off lounge, and ensuite or playroom above garage are additional options.

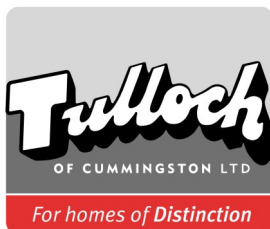


### Ground Floor:

Lounge	4715 x 4665mm
Kitchen	2415 x 4665mm
Dining/Family room	4200 x 4665mm
WC	1265 x 3055mm
Vestibule	1835 x 1505mm
Utility	2415 x 3055mm
Garage	4205 x 6005mm

### First Floor:

Master Bedroom	3635 x 4780mm
En-suite	1765 x 3235mm
Walk in wardrobe	1765 x 3235mm
Bedroom 2	4015 x 3235mm
Bedroom 3	3770 x 3390mm
Bedroom 4	2910 x 2765mm



### Tulloch of Cummingston

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