

91 High Street, Forres, IV36 1AA

T

(01309) 673836

E

forres@clunys.co.uk

W

www.clunys.co.uk

**\*\*REDUCED PRICE\*\*REDUCED PRICE\*\*REDUCED PRICE\*\*REDUCED PRICE\*\***

## Steinish, by Forres, IV36 2QT



We are delighted to offer this spectacular five bedroomed detached house situated in a semi-rural location and located within a few miles from the picturesque Market Town of Forres. The property is ideally situated for Elgin and Nairn with Inverness airport just 25 minutes away by car. The area is well known for its excellent golf courses and is within close proximity to Findhorn Bay & Speyside.

DETACHED HOUSE  
FIVE BEDROOMS  
DOWNSTAIRS STUDY  
EXCELLENT CONDITION  
SEMI-RURAL LOCATION  
MAINS GAS CENTRAL HEATING  
DOUBLE GLAZING  
UNDERFLOOR HEATING  
LARGE DOUBLE GARAGE  
COUNCIL TAX BAND G  
EPC RATING C

**F121**

Offers Over  
**£360,000**



The property benefits from Double Glazing and Mains Gas Central Heating. The good sized accommodation comprises: GROUND FLOOR: Conservatory, spacious Hallway, Lounge, Kitchen/Diner, Dining Room, w.c., downstairs Study which incorporates an en-suite Shower Room and Dressing area, UPPER FLOOR:- Master Bedroom, En-suite Shower Room, Two Single Bedrooms, Two Double Bedrooms, En-Suite Shower Room, Modern Family Bathroom.

Most of the furniture and all of the white goods can be included in the sale.

Outside the property there is a large driveway with double Garage and privately enclosed walled and fenced garden grounds with greenhouse.

The front door opens to a beautifully presented conservatory providing stunning views over the surrounding countryside and beyond. The spacious and inviting hallway is entered through a glazed door which leads off to all of the downstairs accommodation and incorporates two good sized storage cupboards. The Lounge is a good sized South facing room with quadruple aspect windows allowing bright, natural light to flood in. There is a living flame gas fire to the centre with a hardwood surround, providing a delightful focal point to the room. The Dining Room is entered through a wooden, double frosted glass panelled door and has a lovely view to the rear of the property providing a scenic outlook onto the garden. The modern Dining/Kitchen is another bright and spacious room, fitted out with high quality oak style wall and base mounted units with contrasting granite worksurfaces, bespoke tiling to walls and dark grey tiled flooring incorporating underfloor heating. There is an integrated NEFF double oven and gas hob which are all finished to a very high standard together with a free standing American style fridge freezer providing a contemporary feel. The kitchen houses a large walk-in cupboard and has ample space for a family dining table to accommodate all of your informal dining requirements.

You can also find on this floor a bright and airy study which incorporates a dressing area and en-suite bathroom. There is a nicely decorated, separate w.c.



Entrance to the upper floor is via a hardwood staircase leading to a spacious landing with a bespoke frosted glass window providing a lovely feature. There is a good sized airing and storage room off the landing. From the landing, the first of the five bedrooms can be found. The Master Bedroom is a bright and spacious South facing room capturing the sun and providing beautiful views. There are large built in wardrobes together with a large walk-in wardrobe and separate attic/storage area providing adequate storage facilities. There is a modern en-suite Shower Room located off the Master Bedroom, housing cream floor to ceiling tiling, wet wall surround to shower and under sink storage cupboard. There is a large Velux window allowing natural light to stream in together with a chrome heated towel rail. The large family bathroom has been decorated to a very high standard with large walk-in shower cubicle with surrounding wet wall, free standing bath with mosaic tiles to surround together with contrasting cream half height tiling, underfloor heating and chrome towel rail. There are two further single bedrooms also located on this floor with spectacular views over open countryside together with two further double bedrooms, one of which has a large walk-in wardrobe and a modern en-suite Shower Room.

Outside the property there is a good sized driveway to the front providing ample parking facilities together with a large double Garage. There are privately enclosed wrapped round gardens laid to lawn offset with mature bushes and shrubs, soft fruit growing patches together with slabbed and gravelled areas and a patio for all of your entertaining requirements.

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

- **GROUND FLOOR**

- Conservatory: 5.06m x 2.59m (16'7" x 8'6")
- Lounge: 7.14m x 3.91m (23'5" x 12'10")
- Hallway: 8.42m x 4.13m (27'7" x 13'6")
- Kitchen/Diner: 7.95m x 3.99m (26'1" x 13'1")
- Study: 5.09m x 3.35m (16'8" x 10'11")
- Study en-suite: 2.04m x 1.96m (6'8" x 6'5")
- W.C: 2.10m x 1.18m (6'10" x 3'11")
- Dining Room: 3.90m x 3.37m (12'9" x 11'0")

- **UPPER FLOOR**

- Master Bedroom: 5.07m x 3.70m (16'7" X 12'11")
- En-suite Shower Room: 2.35m x 1.67m (7'8" x 5'5")
- Walk in wardrobe: 3.19m x 1.69m (10'5" x 5'6")
- Attic Area: 5.31m x 1.61m (17'5" 5'3")
- Airing cupboard: 2.46m x 1.83m (8'1" x 6'0")
- Family Bathroom: 2.8m x 3.77m (9'2" x 12'4")
- Bedroom 2 (Single): 2.90m x 2.10m (9'6" x 6'10")
- Bedroom 3 (Single): 3.20m x 1.68m (10'6" x 5'6")
- Bedroom 4 (Double): 3.18m x 2.88m(10'05" x 9'05")
- Bedroom 5 (Double) 3.68m x 3.60m (12'11" x 11'9")
- En-suite Shower Room: 1.98m x 1.66m (6'6" x 5'5")
- Walk-in wardrobe: 1.54m x 1.69m (5'0" x 5'6")

This property benefits from spectacular 360 degree views over open countryside and is in walk-in condition and has been fitted with high quality hardwood fittings throughout

An internal viewing is highly recommended to fully appreciate the internal décor and space available.

**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.