

This newly renovated three bedroom farmhouse in walk-in condition is situated in a semi-rural location in the village of Roseisle and would make a lovely family home

DETACHED FARMHOUSE BUNGALOW THREE DOUBLE BEDROOMS NEWLY RENOVATED PRIVATE DRIVEWAY AND WRAP-AROUND GARDEN VIEWS OVER OPEN COUNTRYSIDE OIL-FIRED CENTRAL HEATING DOUBLE GLAZING EPC RATING E COUNCIL TAX BAND D VIEWING HIGHLY RECOMMENDED

## Offers Over £240,000

E796

This newly renovated three bedroom farmhouse is situated in a semi-rural location in the village of Roseisle, just a short drive from Forres and Elgin. With views over open countryside and a wrap-around garden, there is ample parking and plenty of space to build a garage, subject to the usual planning consents.

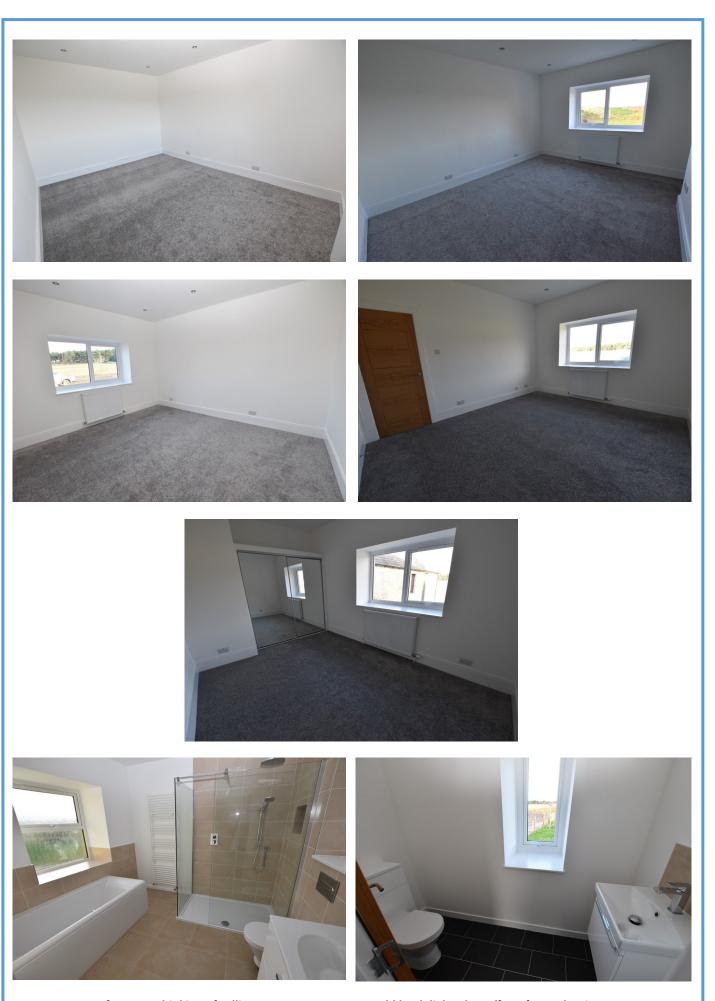
In walk-in condition, the accommodation over one floor comprises: Utility room, WC, large country style kitchen, open plan living/dining room with patio doors to the garden and a multi-fuel stove, three double bedrooms (one with built-in ward-robe), family bathroom and storage cupboards throughout.

Benefiting from oil-fired central heating and double glazing, this would make a lovely family home and a viewing is highly recommended.









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٠	Utility	3.26m x 2.34m	10'8" x 7'8"
٠	WC	2.35m x 1.13m	7′8″ x 3′8″
٠	Kitchen	4.56m x 3.42m	14'11" x 11'3"
٠	Diner	3.17m x 2.76m	10′5″ x 9′1″
٠	Lounge	4.79m x 4.12m	15′9″ x 13′6″
•	Full length of Lounge/Diner	7.61m	25′0″
٠	Bedroom 1	4.48m x 3.40m	14'9" x 11'2"
٠	Bathroom	3.05m x 2.63m	10'0" x 8'8"
٠	Bedroom 2	4.23m x 3.58m	13'11" x 11'9"
٠	Bedroom 3	4.52m x 2.91m	14'10" x 9'7"







CLUNY ESTATE AGENTS



## THE PROPERTY MISDESCRIPTIONS ACT 1991

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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 guide-line only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

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