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## Woodlands, 14 Whiteinch, Kinloss, IV36 3TS



This four bedroom detached cottage is situated in a semi rural location just a short distance outside the village of Kinloss and within walking distance of all local amenities.

**DETACHED COTTAGE  
FOUR BEDROOMS  
LARGE GARDEN  
DOUBLE GARAGE AND BARN  
DRIVEWAY  
SEMI RURAL LOCATION  
CALOR GAS CENTRAL HEATING  
WOODEN DOUBLE GLAZING  
EPC RATING F  
COUNCIL TAX BAND E  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£310,000**

**F170**

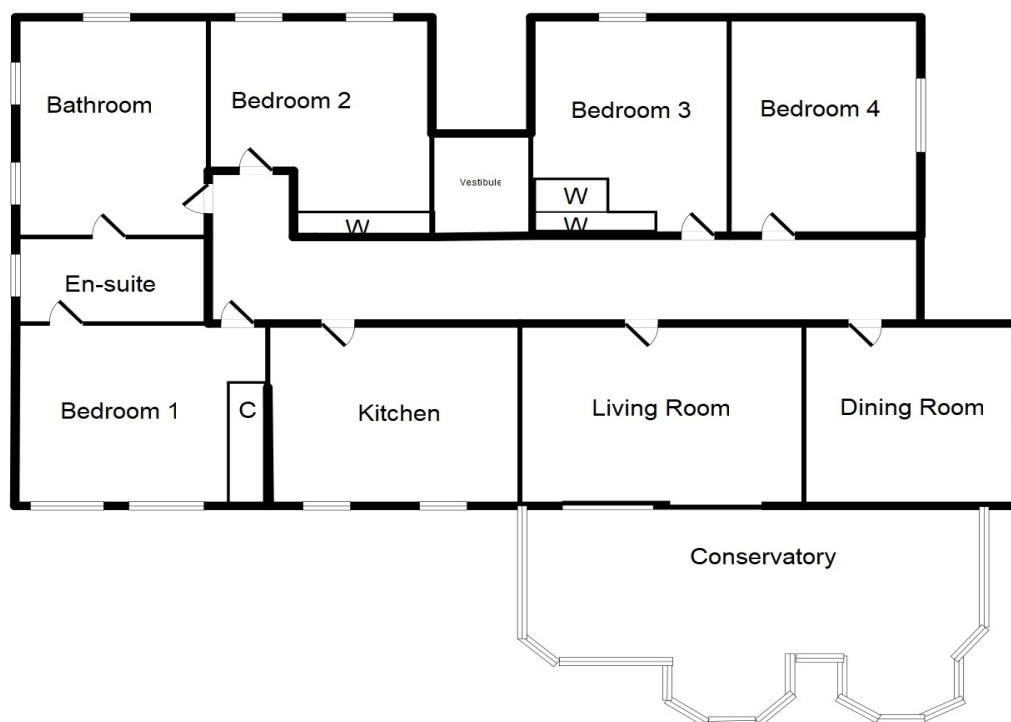
This four bedroom detached cottage is situated in a semi rural location just a short distance outside the village of Kinloss and within walking distance of all local amenities. The accommodation comprises entrance vestibule, open hallway with access to all rooms, kitchen with dining space, living room, separate dining room, large conservatory with views of the garden, four bedrooms one with en-suite and family bathroom. Benefitting from Calor gas central heating and double glazing throughout. This cottage sits in a large mature garden with a spacious driveway, double garage and Barn. This property would make an ideal family home, 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

- Lounge: 14'8" x 13'4" 4.46m x 4.08m
- Kitchen: 10'9" x 13'0" 3.28m x 3.97m
- Conservatory: 25'4 x 9'11" 7.72m x 3.01m
- Dining Room: 13'5" x 12'2" 4.09m x 3.71m
- Bedroom 1: 11'2" x 11'11" 3.40m x 3.63m
- En-suite: 7'8" x 5'10" 2.34m x 1.78m
- Bedroom 2: 12'10" x 9'4" 3.92m x 2.85m
- Bedroom 3: 12'10" x 10'0" 3.92m x 3.06m
- Bathroom: 11'8" x 7'8" 3.57m x 2.35m
- Bedroom 4: 10'4" x 8'11" 3.14m x 2.72m
- Garage: 19'4" x 22'3" 5.90m x 6.79m



#### 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.