

CLUNY ESTATE AGENTS

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Craighead, Easter
Lawrenceton, Forres IV36 2RL

REDUCED: £25,000 BELOW VALUATION



This large four bedroom detached property is set in a quiet location within easy driving distance of Forres and makes an ideal family home

BESPOKE DETACHED HOUSE
FOUR DOUBLE BEDROOMS AND STUDY
LARGE GARDEN GROUNDS
DRIVEWAY AND GARAGE
COUNTRYSIDE VIEWS
OIL CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND G
VIEWING HIGHLY RECOMMENDED

Reduced:
£350,000

E669

This large traditional four bedroom detached house is situated in a quiet country setting, just a few miles out of Forres. The property sits in spectacular gardens with a beautiful lawn and decking area, with outside storage and a tall hedge for privacy and ample parking for at least four cars and access to the garage. The property benefits from oil central heating and double glazing throughout, with mains water and its own septic tank. In move-in condition this property could do with some cosmetic upgrading in areas but would make a fantastic family home. The first floor comprises: Entrance vestibule, open hallway, modern kitchen with dining area, utility housing the boiler, w/c, large living room with views of the garden and a separate dining room. Upstairs there are four double bedrooms (two with en suites), study, family bathroom and storage throughout. A viewing is highly recommended to see this property's full potential.





**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen/Diner 7.64m x 2.99m 25'1" x 9'10"
- Utility 3.34m x 2.32m 10'11" x 7'7"
- Lounge 6.07m x 5.17m 19'11" x 17'0"
- WC 2.31m x 1.27m 7'7" x 4'2"
- Vestibule 2.15m x 0.88m 7'1" x 2'11"
- Dining Room 4.31m x 4.14m 14'2" x 13'7"
- Bedroom 1 4.30m x 3.22m 14'1" x 10'7"

- En Suite 3.51m x 1.60m 11'6" x 5'3"
- Bedroom 2 4.32m x 3.56m 14'2" x 11'8"
- En Suite 1.85m x 1.51m 6'1" x 4'11"
- Bedroom 3 4.33m x 2.74m 14'3" x 9'0"
- Bedroom 4 4.75m x 2.70m 15'7" x 8'10"
- Bathroom 4.30m x 2.08m 14'1" x 6'10"
- Study 3.43m x 1.49m 11'3" x 4'10"



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.

