

The Neuk, Presley, Dunphail, IV36 2QG



We are delighted to offer this detached three bedroom cottage situated in a quiet, semi-rural location near the picturesque town of Forres.

DETACHED COTTAGE
THREE BEDROOMS
EXCELLENT CONDITION
SEMI-RURAL LOCATION
LPG CENTRAL HEATING
UPVC DOUBLE GLAZING
DRIVEWAY
LARGE DOUBLE GARAGE
GARDENS

APPROX. £1,200 to fill LPG Tank for the year (can be paid by direct debit quarterly)

COUNCIL TAX BAND D

EPC RATING E

F222

Offers Over
£235,000

We are delighted to offer this immaculately presented three bedroomed detached cottage situated in an enviable semi-rural location. The property benefits from UPVC Double Glazing and LPG Central Heating. The good sized accommodation comprises: beautifully presented Lounge/Diner providing ample room for a large family dining table to accommodate all of your informal dining requirements, open fireplace with bespoke surround creating a lovely focal point to the room, large, modern fully fitted country style Kitchen with a good selection of wall and base mounted units, integrated dishwasher, double oven, extractor hood and plumbing for an automatic washing machine, Utility Room/Porch, three good sized double Bedrooms and a stylishly decorated Bathroom with three piece suite, under sink storage and walk-in shower cubicle.

Outside, the property sits in large wrap around gardens laid to lawn with a slabbed area to the rear providing an ideal space for relaxing or entertaining purposes. Gravelled driveway and garage.

This is an immaculately presented property in walk-in condition throughout and an internal viewing is highly recommended to appreciate the beautifully presented interior which would make an ideal family home.





If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Lounge/Diner: 5.78m x 4.26m (18'11" x 13'11")
- Kitchen: 2.81m x 3.25m (9'3" x 10'8")
- Utility Room/Porch: 2.26m x 2.19m (7'5" x 7'2")
- Bedroom 1: 3.48m x 3.65m (11'5" x 12'0")
- Bedroom 2: 3.33m x 2.56m (10'11" x 8'5")
- Bedroom 3: 4.31m x 2.71m (14'2" x 8'11")
- Bathroom: 3.18m x 1.73m (10'5" x 5'8")
- Double Garage: 5.99m x 5.11m (19'8" x 16'9")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

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.

