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Knockyfin, Dunphail, IV36 2QH



A rare opportunity has arisen to purchase this five bedroomed detached house with stunning countryside views situated in an idyllic semi-rural location near the Village of Dunphail.

DETACHED HOUSE
FIVE BEDROOMS
FREEHOLD
IDYLIC SEMI-RURAL LOCATION
STUNNING VIEWS OVER OPEN
COUNTRYSIDE
CLOSE TO DAVA WAY
LARGE GARDENS
AIR BLOWN CENTRAL HEATING
TIMBER DOUBLE GLAZING
CAR PORT & GARAGE
DRIVEWAY
PRIVATE WATER & DRAINAGE
COUNCIL TAX BAND D
EPC RATING F

Offers Over
£260,000

This five bedroomed detached house which could do with some renovation throughout, is located in a much sought after semi-rural location occupying a prime spot with stunning countryside views near the picturesque village of Dunphail. The Market Town of Forres is situated 7 miles away which boasts a good selection of local shops, amenities and transport links. The well proportioned property benefits from Timber Double Glazing and Air Blown Central Heating.

The good sized accommodation comprises:- exceptionally bright Lounge with double aspect windows providing lovely views onto open countryside, spacious Dining Room affording ample space to accommodate a large family dining table, Kitchen, Shower Room and three good sized double bedrooms two of which incorporate built in double and triple wardrobes providing ample storage facilities. There are two further attic bedrooms and a family size Bathroom with three piece suite located on the upper floor. The property could do with some modernisation throughout and would provide an excellent project opportunity.

Outside, the property sits in extensive wrap around gardens with a large sweeping driveway providing ample parking facilities. There are stunning views provided from both front and rear. Car Port and Garage.

This charming property is located in an enviable location and would make an ideal family home. Viewing is highly recommended to appreciate the bright and spacious accommodation on offer.













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

GROUND FLOOR:-

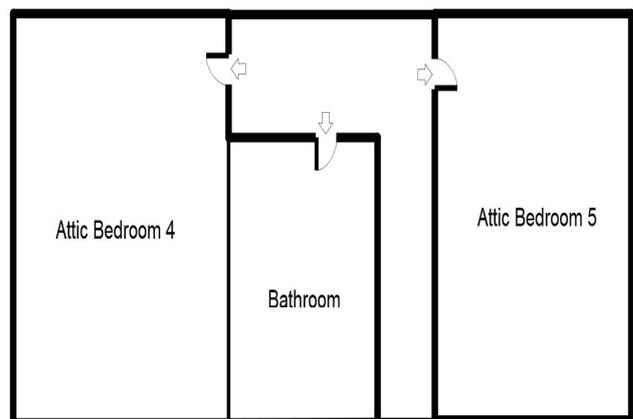
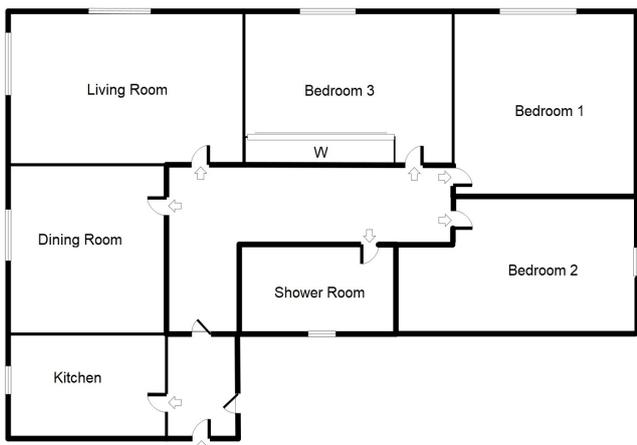
Vestibule:	1.98 m x 1.92m	(6'6" x 6'4")
Lounge:	5.44m x 3.60m	(17'10" x 11'10")
Dining Room:	4.23m x 3.23m	(13'11" x 10'7")
Kitchen:	3.85m x 2.27m	(12'8" x 7'5")
Shower Room:	2.16m x 1.23m	(7'1" x 4'0")
Bedroom 1:	3.60m x 3.13m	(11'10" x 10'3")
Bedroom 2:	3.60m x 3.60m	(11'10" x 11'10")
Bedroom 3:	2.78m x 2.65m	(9'1" x 8'8")

UPPER FLOOR:-

Attic Bedroom 4:	3.92m x 3.32m	(12'10" x 10'11")
Attic Bedroom 5:	3.88m x 3.59m	(12'9" x 11'9")
Bathroom:	2.62m x 2.34m	(8'7" x 7'8")



Upper Floor



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.