

# CLUNY ESTATE AGENTS

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Tippertait, Gladhill, Garmouth,  
Fochabers IV32 7NN



This traditional four bedroom detached property enjoys a rural location close to Garmouth, with views over open countryside, and would make a lovely family home.

**TRADITIONAL DETACHED PROPERTY  
FOUR BEDROOMS  
DRIVEWAY AND DETACHED DOUBLE  
GARAGE/OUTBUILDING  
GARDENS TO FRONT, SIDE AND  
REAR  
DOUBLE GLAZING  
SOLID FUEL BACK BOILER  
COUNCIL TAX BAND D  
EPC RATING E  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

Offers Around  
£275,000

E1140

This detached four bedroom house enjoys lovely views over open countryside and is situated in a rural location on the outskirts of Garmouth, just a short distance from Spey Bay and Fochabers and approximately eight miles from Elgin and local amenities.

The accommodation over two floors comprises: Utility room, wc, kitchen with glazed doors to the dining room which has sliding patio doors to the rear garden and patio area, a spacious living room with multi-fuel stove and door to the garden, and a double bedroom with en suite shower room. Upstairs are a landing, three further bedrooms and a bathroom.

The property benefits from double glazing, while heating and hot water are provided by a back boiler behind the living room stove.

To the front of the property is a driveway and detached double garage/outbuilding with power. The established garden extends to around 0.4 acre, with a shed and poly tunnel. Access to the property is via a shared track.

The Everhot stove is not being included in the sale but can be purchased, along with the white goods and some furniture, by separate negotiation.

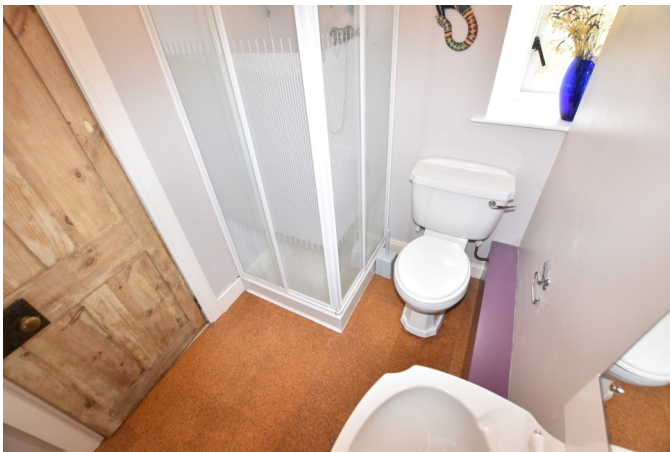
The property has mains water and mains electricity, while drainage is to a private septic tank situated behind the gate.

We highly recommend a viewing of this charming family home.







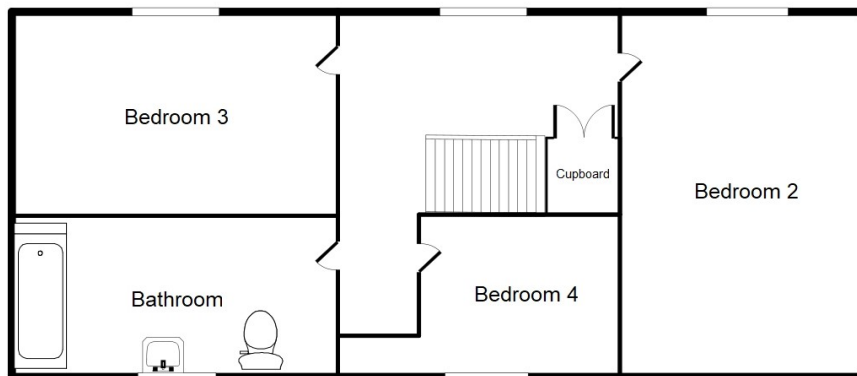
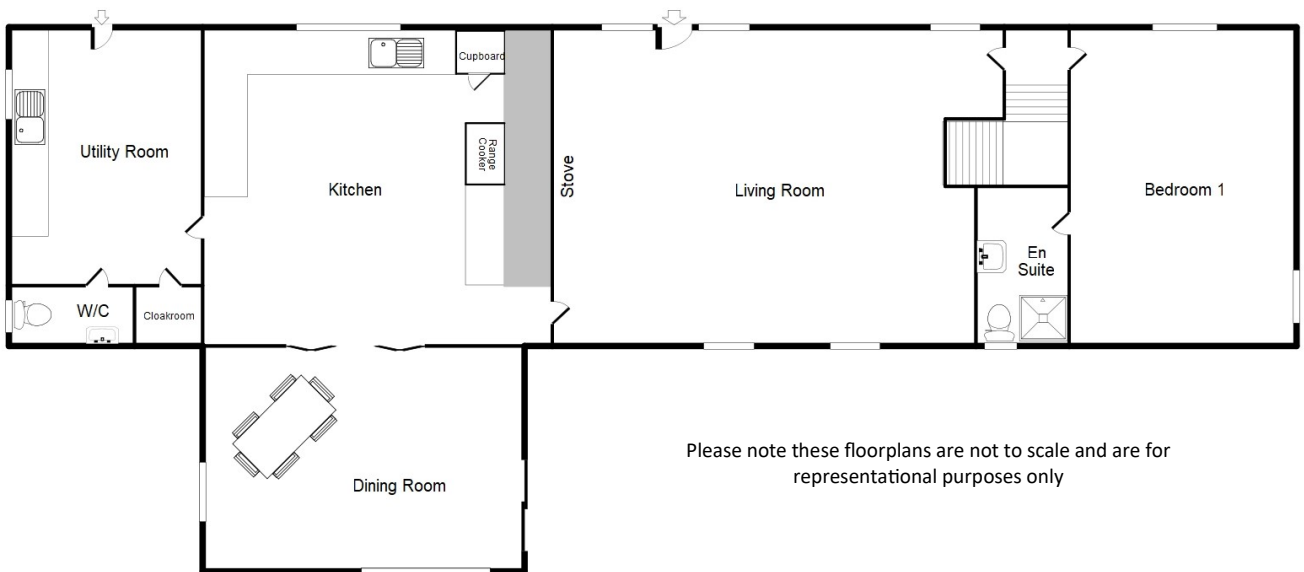






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Utility 2.55m x 3.37m
- WC 0.97m x 1.68m
- Kitchen 4.2m x 4.27m
- Dining/Sun Room 4.51m x 4.03m
- Lounge 4.06m x 6.19m
- Bedroom 1 3.53m x 4.06m
- Bedroom 2 4.05m x 3.66m
- En Suite 1.56m x 1.96m
- Bedroom 3 3.18m x 2.38m
- Bedroom 4 1.87m x 3.05m
- Bathroom 3.22m x 1.71m
- Garage 6.75m x 10.61m



**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.