

4 Cloddymoss

KINTESSACK, FORRES, IV36 2TG



*A UNIQUE AND SPECIAL RURAL 4
BEDROOM HOME*



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McEwan Fraser Legal is delighted to present this unique and exceptional 4-bedroom semi-detached property, in a rural setting in Cloddymoss just outside Forres, there are not many settings like this for a property in this price range, with all that this house offers.

The property has been refurbished top to bottom during the ownership of the current occupiers, it really is a turnkey experience now for anyone wanting a family home, a base along the Moray coast or an immediate income from the thriving holiday let market in this part of Scotland.





Inside, the property comprises of:

- Rustic style kitchen/diner with seating area and doors to the garden
- Gorgeous lounge area with log burner
- Utility area
- Ground floor bathroom with bath suite
- 3 ground-floor bedrooms
- Spacious master bedroom on the 1st floor with shower room

The set-up of the property also adds substantial future potential as the back door enters into the hallway serving bedrooms 2 and 3, also the bathroom and this could be turned in to an annexe apartment in the future (subject to planning) and used as a holiday let or separate family accommodation.





The Lounge





Bedroom 1





Bedroom 2



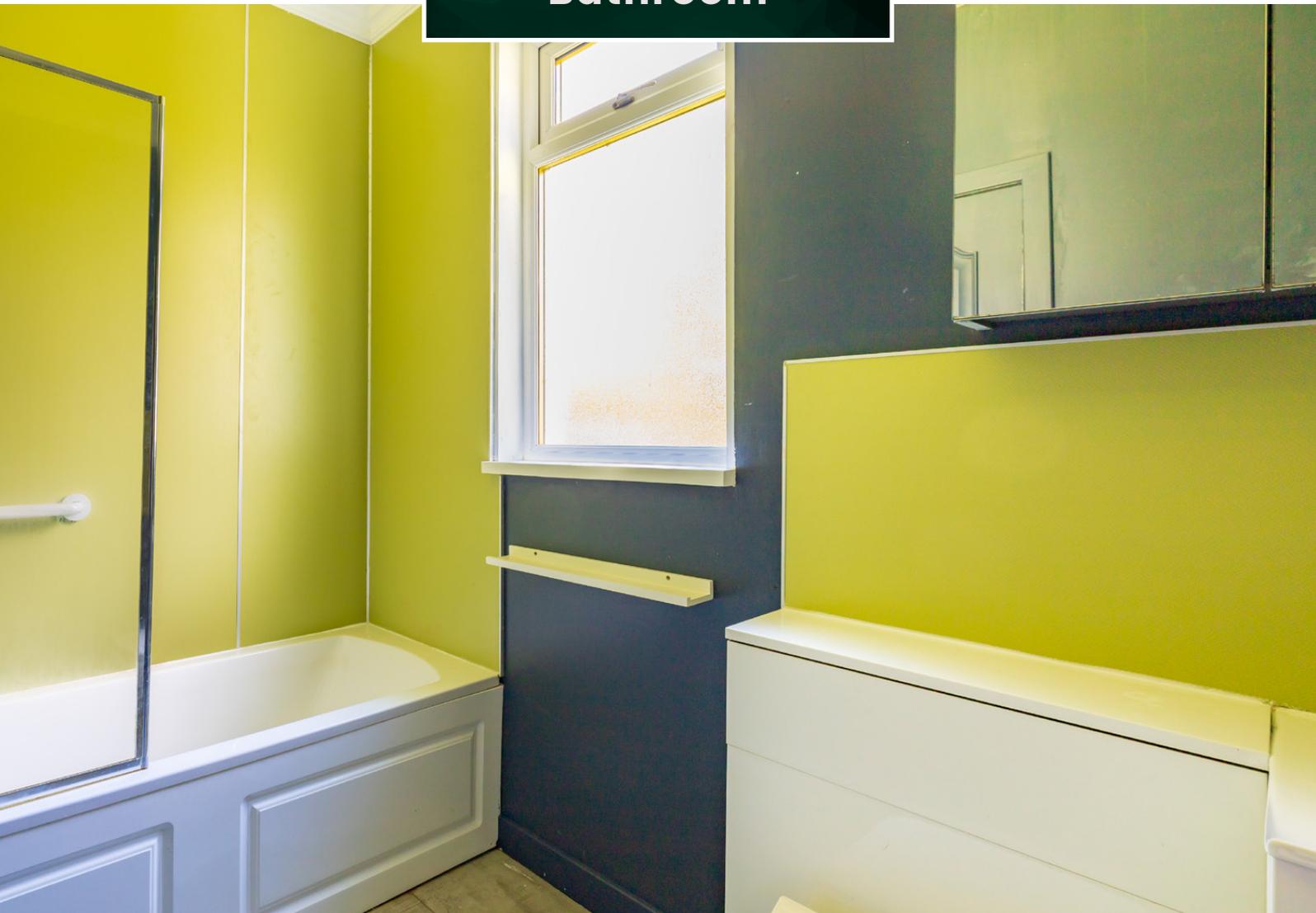


Bedrooms 3&4





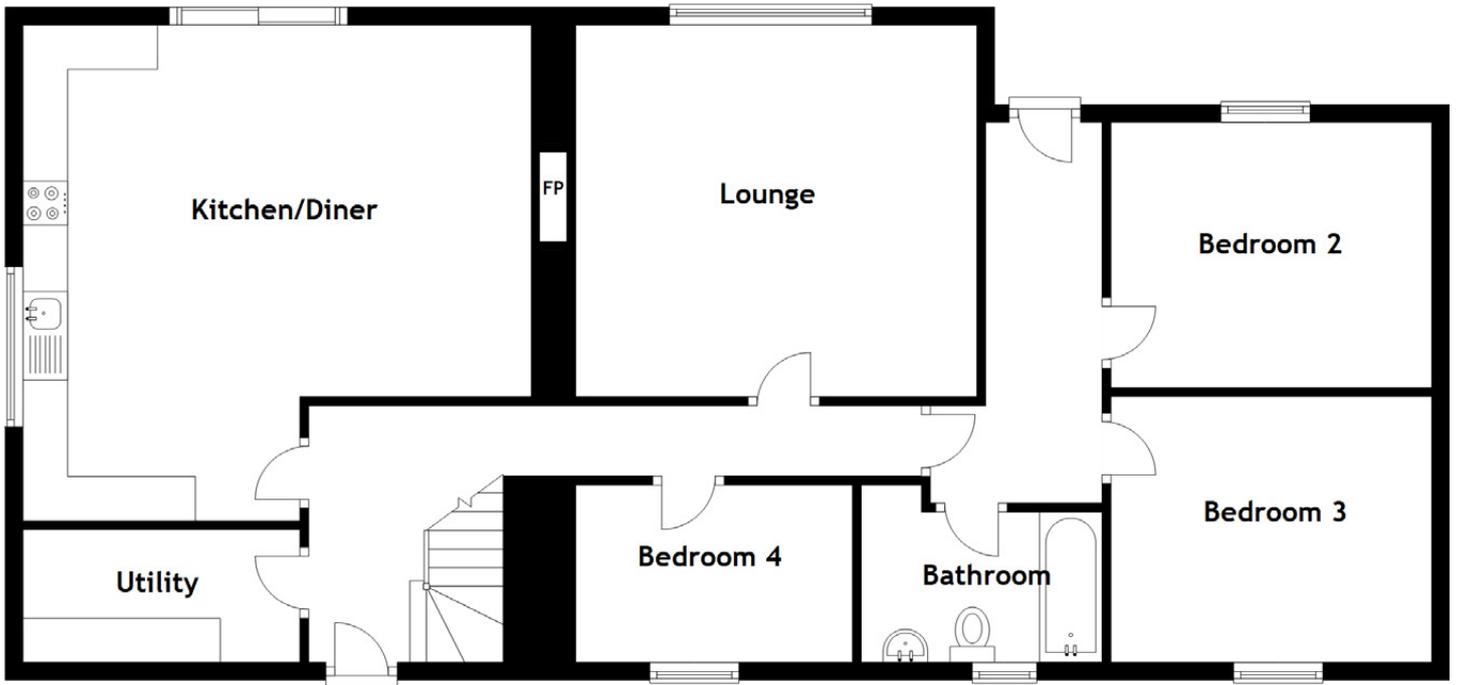
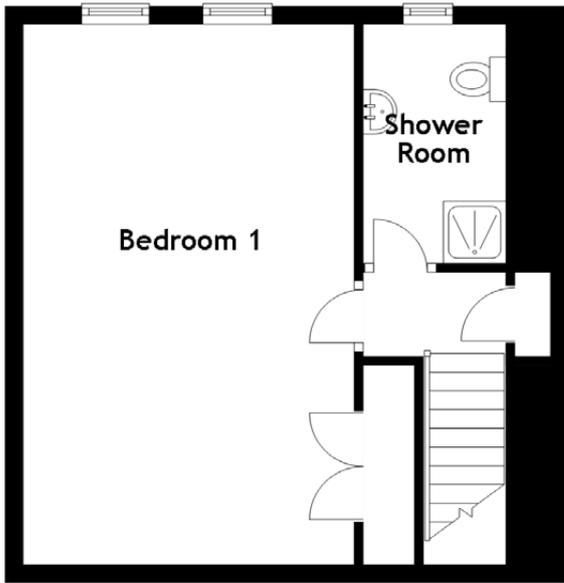
Bathroom





Shower Room





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.70m (18'8") x 5.60m (18'4")	Bedroom 4	3.10m (10'2") x 2.00m (6'7")
Lounge	4.50m (14'9") x 4.20m (13'9")	Bathroom	2.70m (8'10") x 2.00m (6'7")
Utility	3.10m (10'2") x 1.50m (4'11")	Shower Room	2.70m (8'10") x 1.60m (5'3")
Bedroom 1	6.10m (20') x 3.70m (12'2")		
Bedroom 2	3.60m (11'10") x 3.00m (9'10")	Gross internal floor area (m ²): 145m ²	
Bedroom 3	3.60m (11'10") x 3.00m (9'10")	EPC Rating: C	



Externally there is gated driveway parking and extensive front and rear gardens, with the rear garden being home to a lovely summer house with power that could be used as many things going forward such as an office.



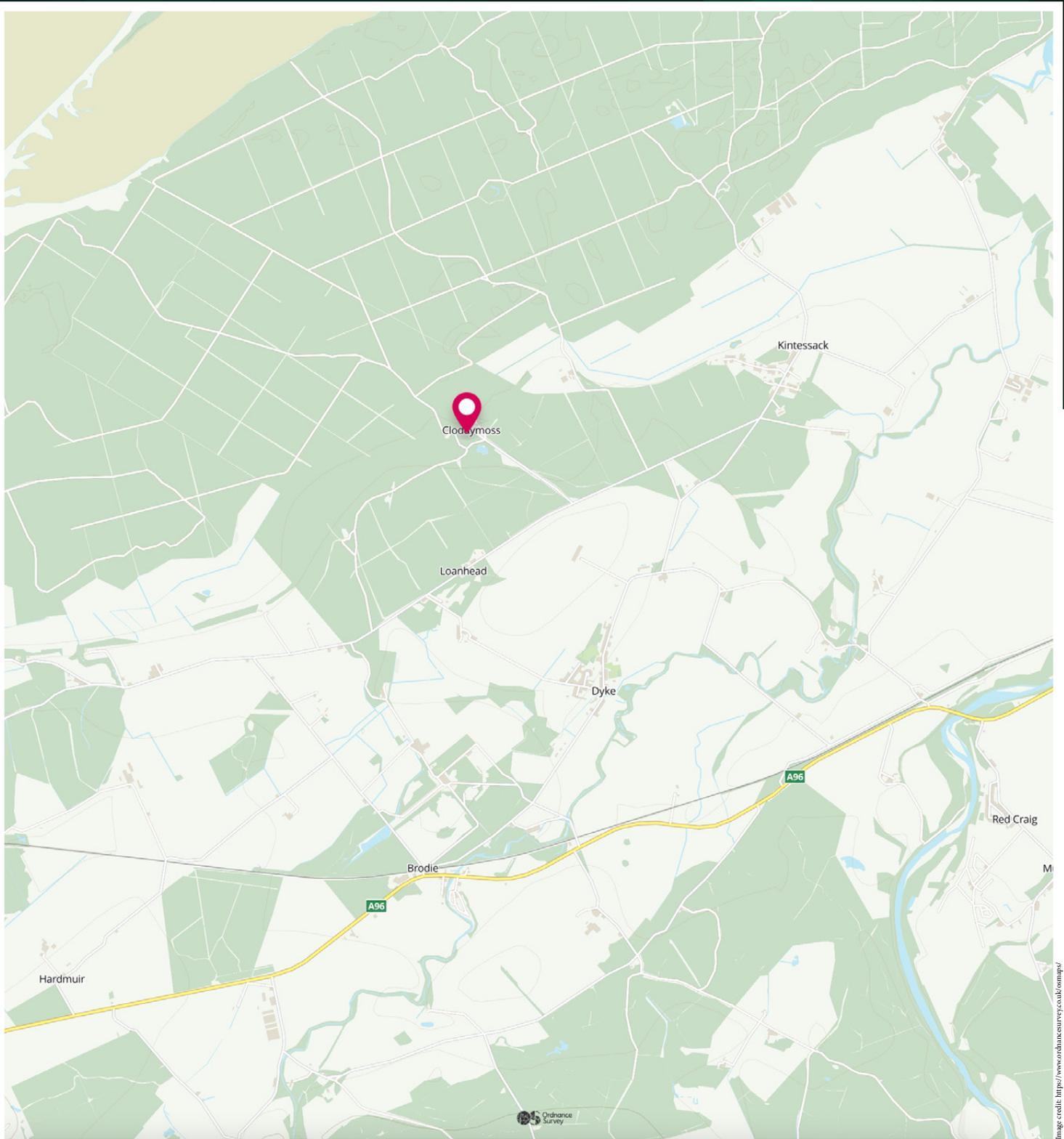




4 Cloddymoss is part of a small collection of houses nestled in Culbin Forest near the villages of Dyke and Kintessack in Moray. Nearby is the historic Royal Burgh of Forres, which has all the facilities of a small town including swimming pool and golf course, and the beautiful Grant Park which has won many awards. The Moray coastline is well known for its many miles of white sandy beaches, sand dunes, and bottle-nosed dolphins resident population. Other nearby attractions include extensive forest walks, historical monuments, castles, and popular visitor centres.

Culbin Forest is incredibly popular with walkers, cyclists, tourists and horse riders, there is a path direct from the garden into the forest walks. The property is two miles from the very popular Brodie Castle and Brodie Country Fayre and a short drive from the seaside town of Nairn.

Forres has two distilleries, the Benromach and the Dallas Dhu, and are included in the Scottish Whisky Trail. One hour to the South of Forres, the Cairngorm Mountains offer mountain biking, walking, skiing and snowboarding to suit all abilities. Forres has its own challenging golf course and nearby are the internationally acclaimed courses of Nairn and Castle Stuart.



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