

SCHEDULE OF PARTICULARS



CONNAGEDALE UPPER GARMOUTH MORAY IV32 7AB

DETACHED FORMER FARMHOUSE

HALL LOUNGE CONSERVATORY DINING ROOM KITCHEN UTILITY ROOM FAMILY
BATHROOM 3 BEDROOMS ENSUITE SHOWER

FULL OIL-FIRED CENTRAL HEATING DOUBLE GLAZING

GARDEN GREEN HOUSE (DOUBLE GARAGE AVAILABLE BY SEPARATE NEGOTIATION)

FIXED PRICE £248,000

A rare opportunity to acquire a country 3 bedroomed traditional stone-built former farmhouse nestled on the edge of the popular rural village of Garmouth. The property is in a peaceful location which faces in a south easterly direction looking over rolling farmland. It has the benefit of oil-fired central heating from an oil-fired Rayburn in the kitchen which also provides hot water independent of its cooker function. A good-sized garden wraps itself around the property and there is a driveway which provides parking for several vehicles. This property will appeal to a variety of purchasers and internal viewing is advised to appreciate the comfort this home offers.

The double garage adjacent to the property is available for sale by separate negotiation. The current owners have renovated the office building next door into a residential dwelling for themselves. Viewers should also note that there is a small new housing development of only 8 homes under construction behind Connagedale.

The village of Garmouth is approximately 9 miles from the provincial town of Elgin. There is a local primary school in the village of Mosstodloch and secondary schooling is available in Fochabers. The village has a good community spirit with various events taking place throughout the year including the popular 'Maggie Fair'. Garmouth is approximately 1 mile from the beach, has a golf course and is on a bus route. The school bus also passes the door of Connagedale.

The town of Elgin offers excellent facilities including many national chain stores and is at the heart of a popular tourist area with many distilleries located nearby. The town benefits from having a Hospital, College of Further Education, Leisure Centre and excellent rail and bus transport systems. The whole of the Moray area offers a variety of leisure pursuits with the sandy beaches of the Moray Firth, bowls, golf and mountain biking. Aberdeen airport is approximately 1½ hours drive away and Inverness airport an hours drive. The ski slopes at the Lecht and the Cairngorms are just over an hours drive away.

The accommodation comprises:



DOWNSTAIRS

The decorative partially glazed entrance door leads into the vestibule area. There are two small corner cupboards with one housing the electric meters.

UTILITY ROOM

3.3m x 2.15m

Range of cupboards with stainless steel sink. Plumbing for washing machine. Window looking to the rear. Carpet tiles. Wall mounted coat hooks.



HALL

Carpeted stairway leading to the upper accommodation. Cupboard under the stairs with shelving. Fitted carpet. 2 x downlighters. Picture rail.

FAMILY BATHROOM

2.2m x 1.9m

Mulberry coloured 3 piece suite comprising WC, wash hand basin in a vanity unit with mirror and bath with over bath power shower. Complimentary wall tiling. Window looking to the rear. Fitted carpet.



LOUNGE

4.25m x 3.6m

A bright room with double doors leading to the front garden. Windows looking to the front and side. Wall shelving. Feature fireplace with 'Baxi' fire and timber mantle. Built-in alcove with cupboard below. Cornice and picture frame. Built-in bookcase. Fitted carpet.



KITCHEN

4.3m x 3.55m

Comprehensive range of wall and floor units with complementary work tops and wall tiling. Oil-fired Rayburn for cooking, heating and/or hot water. Cooker hood. Two windows. Double stainless steel sink and drainer. Built-in airing cupboard with hot water tank and radiator. Built-in dishwasher. Fitted carpet.



DININGROOM

4.25m x 3.1m

Double glazed doors lead to the conservatory. Window looking to the front. Alcove with cupboard below.



CONSERVATORY

4.5m x 2.2m

Fully glazed spacious conservatory with ceiling blinds. Double door leading to the patio area.

UPSTAIRS



The carpeted stair leads to the upper landing with a shelf recess accessible from the stairs. On the landing there is built-in shelving for books. Large cupboard ideal for the storage of linen with a window above.



DOUBLE BEDROOM 1

3.35m x 4.25m

This good sized master bedroom has built in wardrobes to both sides and a vanity sink. En-suite complete with WC and shower. Fitted carpet. Window looking to the side.



DOUBLE BEDROOM 2
Windows looking to the front and rear. Fitted carpet.

4.2m x 3.6m



BEDROOM 3
Window looking to the front. Fitted carpet.

4.2m x 3.55m



OUTSIDE

To the front of the property is a lawn area with ornamental holly trees, a rockery area and mature trees. To the side of the property there is a patio area with raised beds and shrubs continuing to the rear of the property. There is a greenhouse with staging, a stone stick shed,

oil tank and off-road parking for several cars. The double garage, which is available by separate negotiation, has a mezzanine floor and stairs providing additional storage.



SPECIAL CONDITIONS OF SALE

The cooker hood and dishwasher in the kitchen are included in the sale price and whilst believed to be in good working order no warranty is given.

A Home Report for the property is available on www.onesurvey.org/ or from the Selling Solicitors.

The double garage adjacent to the property is available for sale by separate negotiation.

The current owners have renovated the office building next door into a residential dwelling for themselves.

Viewers should also note that there is a small new housing development of only 8 homes under construction behind Connagedale.



COUNCIL TAX
Band D



ENERGY RATING
Band F



ENTRY
By arrangement

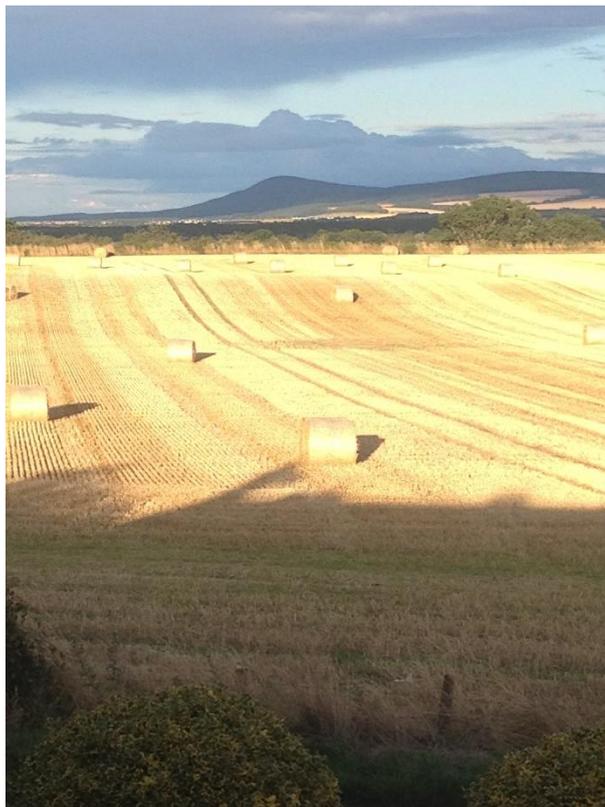


VIEWING

Strictly by appointment by telephoning the Selling Solicitors.

PRICE

As an indication of price range Fixed Price £ 248,000 are invited.



CLOSING DATE

A closing date by which offers must be submitted may be fixed at a later date depending on interest. Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors. Only parties who have noted an interest formally through

a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at anytime without further intimation.

The above particulars are set out as a general guide for interested parties. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy. The photographs used for marketing purposes have been provided by the Seller.

Please contact our Property Department at our Elgin Office.