



Suil-Na-Mara

Rafford, Forres, IV36 2SL



We are delighted to offer this Spacious & Well-Presented 3 Bedroom Bungalow located in a semi-rural location, on the outskirts of Upper Rafford.

Rafford has a lovely community offering a local church and village hall, which provides various activities, lunch clubs and social gatherings.

Forres is a popular town with respected local Primary and Secondary Schools, various shops, supermarkets, leisure facilities, golf course and a variety of woodland walks.

Accommodation comprises; entrance vestibule, hallway, lounge, breakfasting kitchen, conservatory with dining area, double bedroom with ensuite, 2 further double bedrooms and family bathroom. Further benefits include, single garage, summerhouse with shed storage, further stone built shed and wrap around garden with countryside views.

An internal viewing is strongly recommended.

EPC Rating Band "E"

OFFERS OVER £295,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance Vestibule – 6'1" (1.84m) x 4'7" (1.38m)

Secure composite door with ornate stained-glass panels and co-ordinating side glass windows. Ceiling light fitting, coved ceiling, laminate wood flooring. Hard wood door with 6 glass panel inserts and side windows leads to the hallway.

L-shaped Hallway – 8'4" (2.54m) x 6'1" (1.84m) extending to 21'2" (6.45) x 2'10" (0.85m)

Two, 5 bulb ceiling light fittings, coved ceiling, smoke alarm, loft access via a ramsay ladder and carpet to the floor. Single radiator, double and single power point, BT point. Thermostat control for central heating. Built-in storage cupboard with part hanging and shelved storage. Further storage cupboard with shelving commonly used for linen.



Lounge – 15'9" (4.8m) x 24'4" (7.41m) narrows at the kitchen entrance to 11'2" (3.4m)

Fabulous sized family lounge with large uPVC triple glazed window with vertical blinds, hanging curtains and curtain pelmet which enjoys superb views to the front aspect. 3 wall mounted light fittings, ceiling light and further recess spotlight to the ceiling, Coved ceiling and 2 double radiators. Carpet to the floor, various power points, tv and bt point. Smoke alarm. Focal point of the room is a fireplace with an electric fire set within a marble hearth and insert finished with a wooden mantle surround. Doors to the Conservatory and Kitchen.





Conservatory/Dining Area – 16'11" (5.16m) x 13'1" (3.98m) extending to 11'7" (3.52m) x 8'9" (2.66m)

Lovely bright and airy family room providing a second sitting room. The conservatory has a polycarbonate roof with dwarf wall and uPVC double glazed windows with diamond cut pattern on the upper windows each fitted with a roller blind. Central pendant light fitting. 2 double power sockets, laminate wood flooring with under floor heating throughout. Dining space with a further two wall mounted lights, double power socket and controls for under floor heating. French doors lead into the lounge and further patio doors lead to the rear garden.





Breakfasting Kitchen – 15'0" (4.57m) x 11'4" (3.45m) max measurement.

Modern fitted kitchen with a range of base units with a wood effect roll top worksurface and full height wall mounted cupboards which is complimented by a glass splashback to the walls. Integrated appliances include and electric double oven and microwave, electric hob with stainless steel and glass overhead extractor fan, fridge freezer, washing machine and dishwasher. Wine cooler and stainless steel 1 ½ sink with chrome mixer tap and drainer. 7 recess halogen spotlights to the ceiling, heat detector, double radiator, wood effect flooring, various double power sockets including a retractable pop-up socket. Triple glazed window with venetian blinds overlooks the rear aspect. Ample space for a breakfast table and chairs. Secure door with obscure glass provides access to the garden.





Bedroom 1 – 13'0" (3.96m) x 10'6" (3.2m)

Double bedroom with a 5 bulb pendant light fitting, coved ceiling, carpet to the floor, single radiator, TV and various power points. Triple wardrobe fronted by mirror and opaque sliding doors provides part shelf and hanging storage. uPVC triple glazed window with curtain track and hanging curtains to the front aspect.



Bedroom 2 – 10'11" (3.32m) x 9'11" (3.02m)

4 bulb strip light fitting, coved ceiling, single radiator, TV and various power points. Carpet to the floor. uPVC double glazed window with chrome curtain pole and hanging curtains overlooks the rear aspect. Walk in wardrobe which has partial and shelved storage with a recess halogen light switch and carpet to the floor. Door to the en-suite.



En-suite shower room – 6'10" (2.07m) x 4'0" (1.21m)

Vanity sink with chrome mixer tap and low-level W.C with full size mirror. Corner shower enclosure with rain shower head, tiled walls, shower tray and retractable screen doors. Full height tiling to the walls and tiled flooring with under floor heating. Recess led lights to the ceiling and extractor fan.

Bedroom 3 – 9'8" (2.94m) x 9'9" (2.96m)

Small double bedroom with a 5 bulb pendant light fitting, coved ceiling, single radiator and carpet to the floor. Freestanding furniture to include a wardrobe, drawer storage and dressing table with further built-in double wardrobe fronted by matching doors. Various power points. uPVC triple glazed window with chrome curtain pole and hanging curtains.



Family Bathroom – 6'3" (1.89m) x 10'11" (3.32m) max measurement

4 pieces suite comprising of a low-level W.C, vanity sink with mixer tap and storage with a wall mounted mirror with integral light. Bath with mixer tap and showering attachment. Corner shower enclosure with a rain shower head, wet wall finish, shower tray and glass screen doors. Mid height tiling to the walls, wood plank effect tiled flooring. Recess spotlights to the ceiling, heated towel rail and uPVC obscure triple glazed window with venetian blind to the rear aspect.



Front & Rear Garden

The front garden is open with a hedge forming the boundary line to the left and large area to lawn. The front also has an area to outside seating with a raised patio to the front of the house, stepped pathway leading to the front door. Outside Power socket. Established planting with low lying heathers on the other side. There is an area to timber decking behind the conservatory and a stone dyke retainer wall with established shrubs. Further harled wall with gate access leads to the rear garden. At the rear there is a paved patio seating area with rotary dryer and further area to lawn. A retainer wall with stepped access to a well planted section and wire fence boundary. Three outbuildings and paved pathway leading to the side of the property and garage.

The side aspect has the overspill car parking and a tiered area with established trees, hedges and plants and is enclosed within a timber fence boundary. The oil tank is located next to the stone built shed.



Summer house – 5'3" (1.59m) x 9'7" (2.91m)

Timber summer house with front decking, double glazed doors with stained glass lead piped features and co-ordinating side windows. Wood flooring. Further side window.

Shed – 10'2" (3.1m) x 9'7" (2.91m)

Timber shed adjoining the summer house with uPVC secure door with obscure glass insert for privacy, double glazed window, laminate wood flooring and area to workbench.

Stone built shed - 8'0" (2.44m) x 11'2" (3.4m)

Stone built shed with uPVC door and obscure glass for privacy. Breeze block walls, concrete floor and corrugated roof.



Driveway & Garage – 24'3" (7.38m) x 9'11" (3.02m)

Partially shared driveway leads to the front aspect with ample parking to the front and side. At the side there are wrought iron gates to secure your vehicles and a further side gate with paved access.

Single garage with up and over door to the front and uPVC double glazed rear service door to the back. Concrete floor with breeze block walls and corrugated roof. Two strip light fittings and power. Area to worktop with under counter space for a tumble dryer and built-in under counter fridge and freezer. Wall mounted cupboard storage. Worcester boiler. Outside tap to the outer wall.

Note 1 – All floor coverings, light fittings, integrated appliances, blinds and curtains are included in the sale.

Council Tax Band "E"





Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment
