



Tigh Gu Brath, Milton of Grange, IV36 2TR



We are delighted to offer this fabulous Five Bedroom Family House, situated on the outskirts of Forres.

Tigh Gu Brath has recently been modernised by the current owners, to a high standard and offers spacious accommodation throughout.

Milton of Grange sits approximately half a mile northeast of Forres on the road to Findhorn, which is only 4 miles away and offers superb beaches, sailing, cafes and eateries. Tigh Gu Brath has fantastic access for a wide range of outdoor activities such as riding, walking, cycling and golf. Within easy walking or cycling distance of schools, parks and other local amenities.

Inverness lies approximately 25 miles west of Forres and provides retail, leisure and entertainment facilities in addition to excellent road and rail links south. Dalcross airport is approximately a 20-minute drive.

Accommodation comprises; Ground Floor – Entrance Porch, Hallway, Lounge, Family Room, Kitchen, Dining Room, Utility Room, Bedroom and Shower Room. 1st Floor, Master Bedroom with En-Suite Shower Room, Three Further Bedrooms and a Family Bathroom. Further benefits are Oil Central Heating, Large Garden, Driveway, Garage and Workshop.

EPC Rating Band "D"

OFFERS OVER £490,000

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

Vestibule - 5'0" (1.52m) x 8'1" (2.46m)

Entering through a wooden door with a glazed panel and lead piping, to a triple-aspect vestibule. Carpet matting to the floor. Light fitting and coving to the ceiling. Double power point. Double multi panel glazed doors to the Hallway

Hallway - 8'5" (2.56m) x 12'1" (3.68m) extending to 22'3" (6.77m) x 3'4" (1.01m)

Welcoming, L-shaped hall providing access to all ground floor accommodation and the stairs to the upper floor. Two pendant light fittings, coving and smoke alarm to the ceiling. Double and single power point. Pantry cupboard with shelves and security alarm system control box. Two further cupboard, one housing the mega flow hot water tank and the other housing integral vacuum cleaning system and consumer unit. Carpet to the floor.



Dining Room 19'8" (5.99m) x 11'11" (3.62m)

Bright and Spacious Dining Room with window to the side aspect with chrome curtain pole and hanging curtains. Ample space for a large dining table. 3 bulb pendant light fitting, smoke alarm and coving to the ceiling. Engineered wood flooring. Double radiator, TV point, vacuum point and various power points. Wall mounted bell chime. Double multi panelled doors leading to the Lounge and single multi panelled door to the Kitchen.



Lounge - 20'11"(6.38m) x 17'10"(5.43m)

Elegant & bright triple aspect room with a double-glazed door leading to the front patio area and co-ordinating windows to either side of the door, with chrome curtain pole and hanging curtains. Window to the side aspect, also with chrome curtain pole and hanging curtains and a further small window. The focal point of the room is an open fireplace with polished granite surround, inset and wood mantlepiece. Four wall mounted light fittings. Coving to the ceiling. Engineered wood flooring. Two double radiators, TV point and various power points. Multi panel glazed doors leads to the dining room.



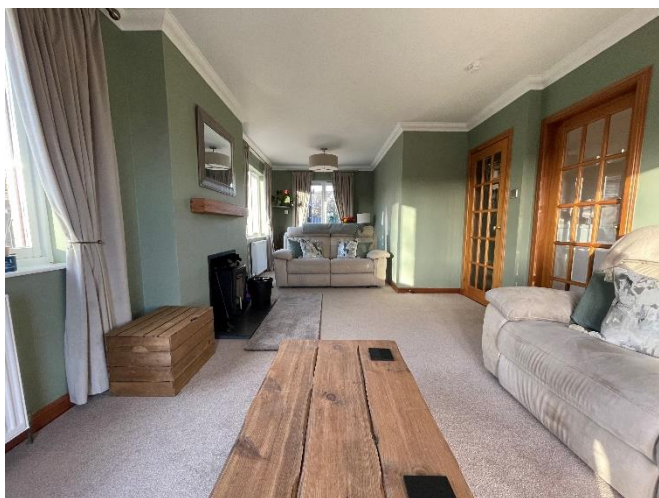
Dining Kitchen - 12'0"(3.66m) x 15'3"(4.64m)

A fabulous, newly fitted Kitchen, beautifully designed, with a range of base units and wall mounted cupboards with under unit lighting. Wood junker work surface and ceramic tiling to the walls. Integrated appliances include, an eye level oven, microwave, induction hob with overhead extractor fan, fridge, freezer and dishwasher. Central island incorporating two wine fridges. Sink with Quooker boiling water tap and drainer. BT point and various power points. Polished ceramic tiling to the floor. Three bulb light fitting with 4 recessed halogen spotlights, heat detector and coving to the ceiling. Double radiator. Window to the front aspect, overlooking the patio with Roman blind. Multi panel glazed door leading to the Family Room.



Family Room - 11'7"(3.52m) x 24'8"(7.51m)

Perfect Family Room with a wood burning stove, polished granite surround and wood mantle. Triple aspect with curtain poles and hanging curtains. South facing patio doors and offering views across to the fields and beyond. Two pendant light fittings and coving to the ceiling. Carpet to the floor. Two double radiators, TV and various power points.



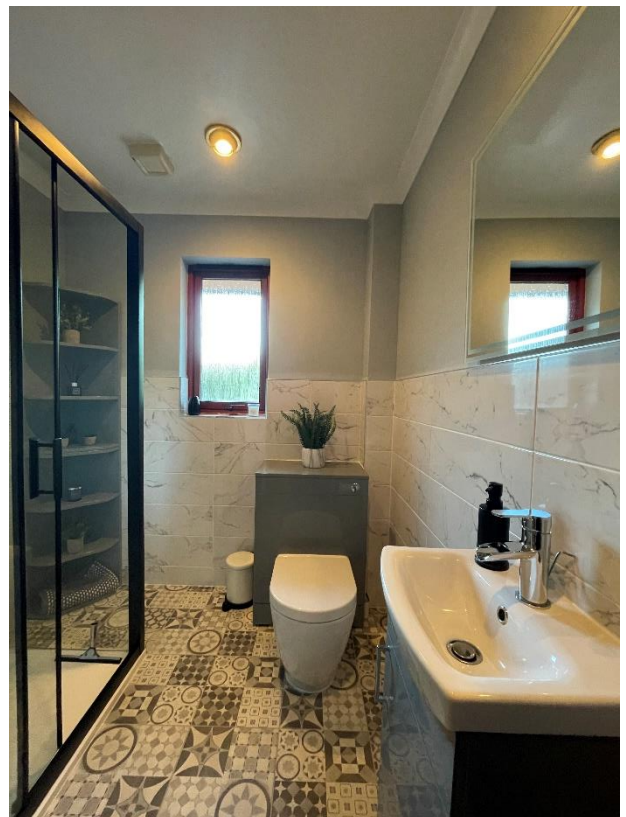
Ground Floor Bedroom - 12'1"(3.68m) x 10'7" (3.22m) plus door access

Beautifully presented double bedroom with a large window to the side aspect, with curtain pole and hanging curtains. Pendant light fitting and coving to the ceiling. Carpet to the floor. Single radiator. Various power points. A double built-in wardrobe fronted by mirrored sliding doors offering hanging and shelved storage.



Shower Room - 8'5" (2.56m) x 6'8" (2.02m)

Tastefully designed and newly fitted Shower Room with low level WC with concealed cistern, wash hand basin with mixer tap within a vanity unit and shower enclosure. Walk in shower enclosure with mains operated overhead shower and rain shower attachment. Ceramic tiling to the walls and floors. Wall mounted towel rail. Wall mounted mirror with lighting. Obscure glazed window to the rear aspect. Two ceiling light fittings, coving and extractor fan.



Utility Room - 8'5" (2.56m) x 6'5" (1.94m)

Utility Room with base units and work surface with ceramic tiled splash back. Stainless steel sink with chrome taps. Space for a washing machine and freezer. A ceiling mounted clothes pulley. Vinyl to the floor. Various power points. Pendant light fitting, coving and an extractor fan. Wall mounted coat hooks. Shelved storage. The oil boiler and control panel are housed within the Utility Room.

Staircase and Landing - 24'10"(7.56m) x 4'11"(1.49m) plus recess

Carpeted staircase leading to upper accommodation with a hard wood banister and spindles. The Landing provides access to Bedrooms and Family Bathroom. Three pendant light fitting and smoke alarm to the ceiling. Two wall mounted picture lights. Large single radiator. Double power point. Vacuum point. Dormer style window with Roman blind.



Master Bedroom with En-Suite - 14'11"(4.55m) x 10'11"(3.32m)

Beautifully presented, dual aspect bedroom with lovely open views over the fields to the front, with curtain pole and hanging curtains. Velux window to the side aspect with integrated blind overlooking the side aspect and window seat with storage space. Two pendant light fittings to the ceiling. Two wall mounted bedside lights. Painted wood linings to the walls. Various power points, BT and vacuum point. Two large built-in wardrobes, fronted by sliding mirrored doors, providing hanging and shelved storage. Carpet to the floor. Door leading to the En-Suite Shower Room.





Ensuite - 5'3" (1.59m) x 8'8" (2.66m) plus shower enclosure

Newly fitted En-Suite, comprising of a low level WC with concealed cistern, wash hand and mixer tap within a vanity unit, walk in shower enclosure with mains operated shower and rain shower attachment. Wall mounted heated towel rail. Ceramic tiling to the walls and floor. Wall mounted mirror. Pendant light fitting and extractor fan. Velux window providing natural light, with integrated blind, to the side aspect.

Bedroom 2 - 11'11"(3.62m) x 11'5"(3.47m) (maximum measurement)

Double Bedroom with window to windows to the side aspect, with Roman blind. Currently being utilised as the Office. Pendant light fitting. Single radiator, BT, Network Connected and various power points. Double wardrobe fronted by mirror doors, offering hanging and shelved storage. Engineered wood flooring.



Bedroom 3 - 8'11"(2.72m) x 8'4"(2.54m)

Bedroom with 3 halogen bulb light fitting to the ceiling. Single radiator. Various power points. Velux window with integrated blind, overlooking the rear aspect. Loft access. Painted wood linings to the walls.



Bedroom 4 - 13'7"(4.13m) plus recess x 11'3"(3.42m) maximum measurement

Double Bedroom with quadruple windows, offering a bright and airy room, three windows with hanging curtains and a Velux window with fitted blind. Carpet to the floor. Two single light fittings to the ceiling. Double radiator, TV and various power points. Large built-in wardrobe, fronted by mirror sliding doors and providing hanging and shelved storage.



Family Bathroom - 8'1" (2.46m) x 8'3"(2.51m)

Gorgeous Bathroom, newly fitted with the focal point being a large free-standing bath and chrome mixer tap. Large vanity wash hand basin with chrome tap, providing storage space and a low level WC with concealed cistern. Wall mounted heated towel rail. Ceramic tiling to the walls and wood effect ceramic tiling to the floor. Two ceiling light fittings and extractor fan. Velux window with integrated blind.



Gardens

The Garden to the front of the house has an area laid to grass with walled boundary and a large, raised, paved patio area, to which the doors open from both the Lounge and the Family Room. Exterior lighting, power socket and soffit lighting. Looking out across the fields to the front. To the side of the house there is an area to paving slabs, enclosed by a high timber fence with gate access. Wood store. The rotary drier and the oil tank is located within this area.



Driveway

Stone chip driveway to the front, leading to the side of the property. Further large chipped driveway to the rear of the property, providing off street parking for several cars and could also be utilised for caravan storage. This gives access to the Entrance porch and Outbuildings and Car Port.

Outbuildings -

Garage/Work Shop 19'9" (6.01m) x 35'11" (10.79m)

A car port is situated to the front of the Garage/Workshop with concrete base with concertina door leading to Large Garage/ Workshop, with built in work surfaces and shelves. Concrete flooring. Strip lighting and various power points. Wooden stairs lead to the upper floor, which is fully boarded and has power and light. Ideal for storage space.

Potting shed to the side of the Workshop, which leads into a storage room (13'11" x 10'0" approx.) with pendant light fitting, wood flooring, pre lined walls & ceiling and two double power points. This then leads to a Utility Space (4'7" x 6'7") which has pre lined walls and ceiling, pendant light fitting and three double power points and wood flooring. This then leads to an unfinished Shower Room (6'2" x 4'10") which has a low level WC, a shower base with plumbing for a shower, wash hand basin with chrome taps, pendant light fitting and extractor fan, prelined walls and wood flooring.



Note 1 – All floor coverings, blinds, curtain poles, curtains, lights and integrated appliances are included in the sale.

Council Tax Band “F”

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.

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.