

HIGH SPY, MOYNESS, NAIRN IV12 5LB

Offers Over £280,000



4/5 bedroom detached bungalow with delightful views located in the desirable semi-rural Moyness area, close to Nairn, Forres and Auldearn

***R&R Urquhart LLP***



High Spy sits in an elevated position taking in pleasant open views over fields and countryside towards the Moray Firth.

The property is deceptively spacious and offers excellent accommodation on the one level. The rear garden is South facing and very secluded. The garden wraps around the house to four sides providing a choice of places to sit and enjoy the sunshine at varying times of the day and is well planted with a good variety of established shrubs and bushes.

A tarmac driveway can accommodate several vehicles and leads to the double garage, door to the rear garden, easy access ramp and the front door. There are also two handy outbuildings and a greenhouse.

**Vestibule (1.80m x 1.55m)**  
Giving access to the hall and cloakroom.

**Cloakroom (1.80m x 0.72m)**  
Comprising a WC and wash hand basin. Window to the side aspect.

**Hall (1.81m x 1.84m),  
(4.27m x 1.82m), (5.71m x 1.20m)**  
Broad spacious hall in three sections accessing all rooms and providing excellent storage cupboards with one housing the hot water tank.

**Dining Room (4.11m x 3.32m)**  
Adjacent to the lounge and kitchen for convenience. Window to the side aspect. Could equally be utilised as a bedroom.

**Lounge (6.00m x 4.11m)**  
Impressive well-proportioned room with two windows to the front taking in beautiful views over the countryside. Aside from the views creating a focal point, a fytone fireplace with open fire will provide a cosy feature on a Winter's evening.



**Kitchen/Dining Room (6.07m x 3.33m (kitchen) and 4.75m (Dining))**

Desirable open-plan room with lovely views to the front and patio doors leading to the garden. The kitchen is defined by a breakfast bar and is fitted with cream and wood-trim units, laminate worktop and tiled splashback with a tower double oven, four ring gas hob, extractor hood, stainless steel sink and drainer. A door leads to the utility room.

**Utility Room (2.55m x 1.42m)**

Door to the garden and providing space for white goods. Great storage with one cupboard housing the Vaillant central heating boiler.

**Bedroom 1 (5.60m x 3.00m)**

Sizeable room with built in storage and door to the en-suite.

**En suite (1.24m x 3.50m into shower)**

Comprising a 'His and Her' wash hand basins built into a vanity unit, WC and shower cubicle housing an electric shower.

**Bedroom 2 (3.00m x 3.52m)**

**Bedroom 3 (3.62m x 2.80m)**

**Bedroom 4 (3.51m x 2.31m)**

The 3 further bedrooms are all of double capacity and benefit from built-in wardrobes and ample room for free-standing furniture.

**Family Bathroom (3.49m x 2.05m)**

Comprising a white WC, wash hand basin, bath and shower cubicle with electric shower. Tiled to dado height.



**Accommodation**

Vestibule, Cloakroom with wc and whb, Lounge, Dining Room /Bedroom 5, Kitchen/Dining Room, Utility Room, 4 Double Bedrooms (one with en suite shower room), Family Bathroom, Double Garage, 2 x Outbuildings.

**Extras Included**

Fitted floorcoverings, blinds and curtains	
Heating	Calor gas central heating- tank in garden
Double Glazing	uPVC mahogany coloured double glazing
Council Tax	F
EPC Rating	D
Gas	Calor
Electricity	Mains
Water	Mains
Drainage	Septic tank





The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

**Offers**

Formal offers in an acceptable legal Scottish form should be submitted in writing.

**Closing Date**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.