

MOYNESS HOUSE, MOYNESS, NAIRN IV12 5LB

Offers over £280,000



Nestled in a peaceful setting, this charming, traditional family home offers a rare opportunity for refurbishment and personalisation. Boasting character and generous proportions throughout, the property includes a separate stone and slate bothy, and a spacious double garage.

R&R Urquhart LLP



Situated in the desirable semi-rural hamlet of Moyness, this unique dwelling is a most attractive stone and slate property offering a rare opportunity to create a stunning home in a peaceful and picturesque setting.

Just five miles from the charming seaside town of Nairn and three miles from the historic village of Auldearn, the location combines the best of countryside living with easy

access to local amenities, Inverness Airport, schools and beaches.

The property sits on a generous plot with a large, fully enclosed garden to both the front and rear, providing excellent outdoor space, ideal for families or gardening enthusiasts. A quaint and traditional stone and slate bothy on the grounds presents further potential for development, whether as guest accommodation, a home office, or studio.

A substantial double garage with double doors to the front, and a rear access door, offers great storage or workshop space, further enhancing the property's flexibility.

Inside, the house requires substantial refurbishment. However, offers excellent potential, with spacious rooms, high ceilings, and a layout that includes two reception rooms, three bedrooms, a kitchen, a conservatory, and a bathroom. The existing footprint provides a solid foundation for modernisation, and there is clear scope to extend the house, subject to appropriate planning consents, allowing the future owner to truly tailor the home to their needs and vision.

This is a rare chance to secure a characterful property with development potential in a sought-after and peaceful location.







Approx. Dimensions

Lounge	4.45m x 3.62m
Dining room	4.45m x 3.26m
Kitchen	3.46m x 3.58m
Bathroom	2.73m x 2.83m
Bedroom 1	4.51m x 3.60m
Bedroom 2	4.28m x 3.26m
Bedroom 3	3.36m x 2.72m

Extras Included

Heating	Oil fired central heating
Double Glazing	Timber single glazing
Council Tax	Band E
EPC Rating	Band F
Gas	None
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.