

1 TOREDUFF FARM COTTAGES
FORRES, MORAY





1 TOREDUFF FARM COTTAGES, FORRES, MORAY

Traditional semi-detached cottage in an easily accessible semi-rural setting

Alves 1.7 miles ■ Elgin 7 miles ■ Inverness 33 miles

- 1 reception room. 2 bedrooms
- Well proportioned accommodation
- Garden
- Peaceful, semi-rural location
- Far reaching countryside views

Offers over £155,000

Galbraith

Inverness
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 **OnTheMarket**



SITUATION

Located between Elgin and Forres, 1 Toreduff Farm Cottages sits in a tranquil setting about a mile from the A96 (Inverness to Aberdeen trunk road) and to the south of the small village of Alves on the 'Laich of Moray'. Locally, Elgin and Forres provide a comprehensive range of shopping, dining and leisure amenities whilst Inverness (33 miles) offers all the facilities of a modern city including its airport (25 miles) which can be reached in around 45 minutes. There are highly regarded primary schools in the local area including those at Alves, Mosstowie, Forres and Elgin. State secondary schooling is available in Elgin and Forres, whilst the world famous Gordonstoun School is located at Duffus, about 9.6 miles away.

DESCRIPTION

1 Toreduff Farm Cottages is a semi detached cottage which provides well-proportioned accommodation over a single storey. From the driveway, a door opens into a 'lean to', through the back door and then the hall. To the right is the bright sitting room with open fire and access to the kitchen, with wall and floor units and space for white goods. Along the hallway are the two bedrooms and bathroom that complete the accommodation. The cottage is double glazed, has gas central heating, mains water and private drainage. Overall, the cottage has a wonderful bright and airy feel.

ACCOMMODATION

Kitchen. Sitting Room. Shower Room. 2 Bedrooms.

GARDEN

The cottage sits within a good sized, enclosed garden which is mainly laid to lawn and interspersed with mature shrubs. Ample parking is provided on the driveway.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Gas	Band B	D:55	YES	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

On the A96 in Alves, head west (towards Forres). About half a mile after leaving Alves turn left onto an unmarked road. Follow this road and turn right at the T-junction. Follow this road for about half a mile, continue past the farm buildings on the left and then 1 Toreduff Farm Cottages is the second cottage on the right hand side of the road (see site and location plans for details).

POST CODE

IV36 2RA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: zinc.audit.exile

SOLICITORS

R & R Urquhart, Forres



LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2026.



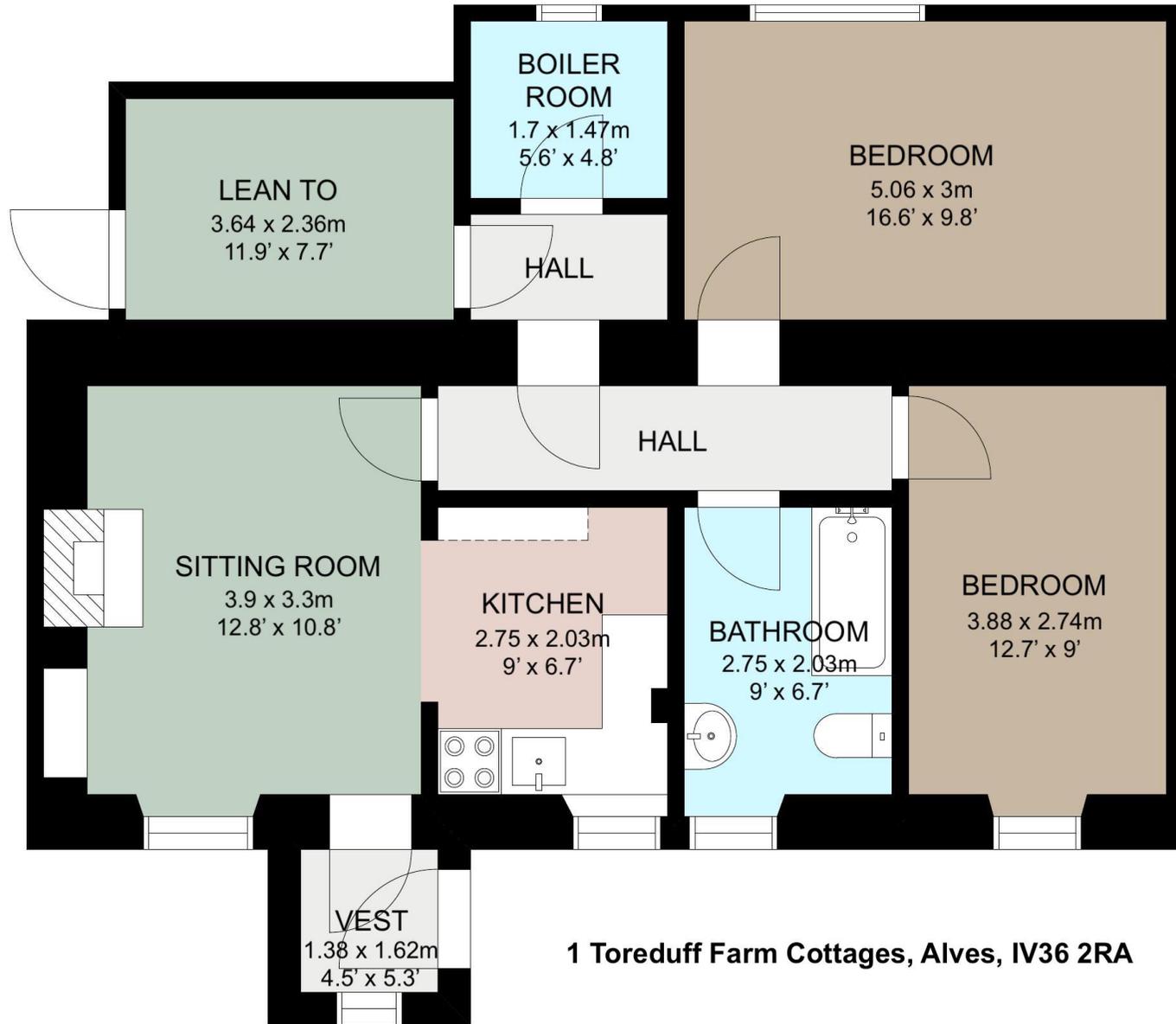
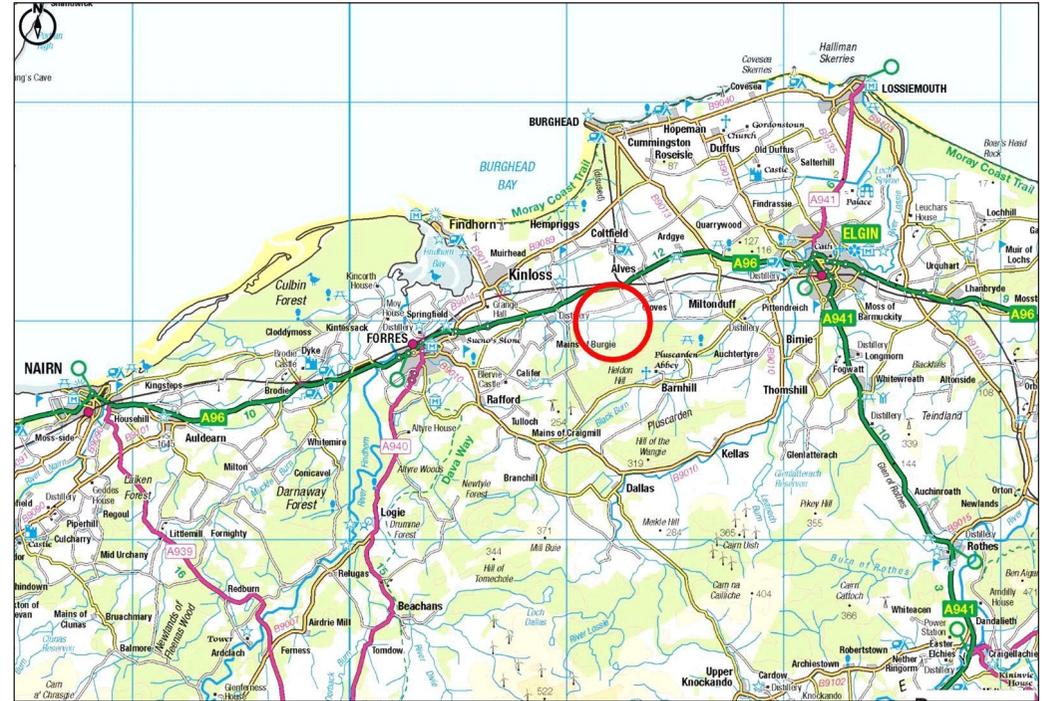
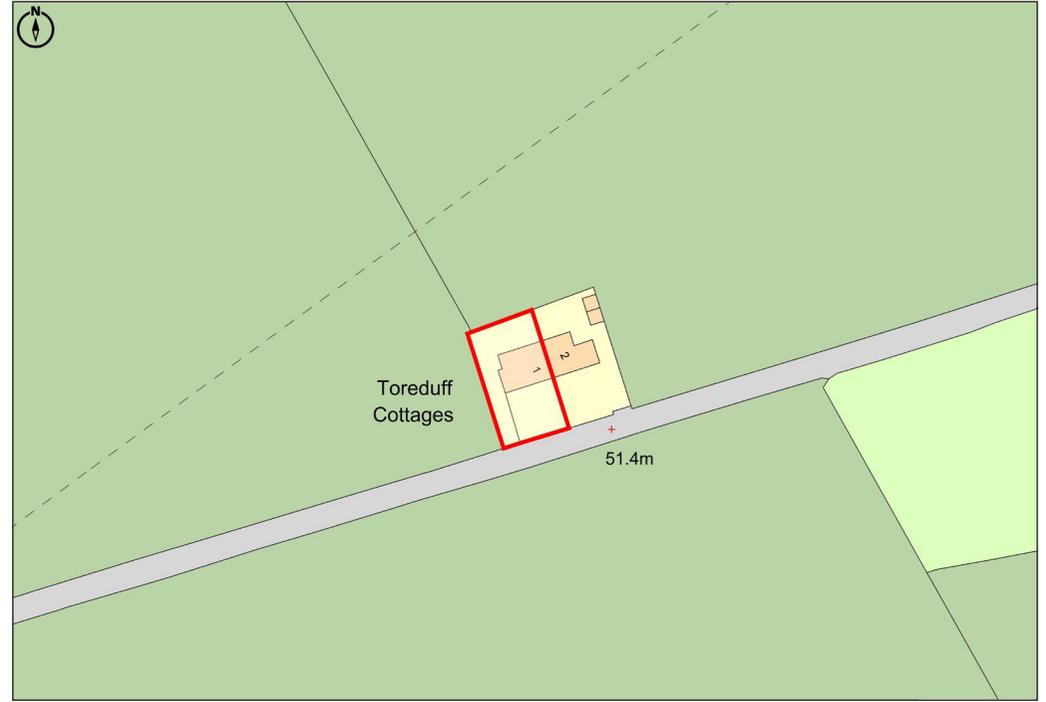


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