

**Galbraith**

**2 MONAUGHTY FARM COTTAGES**  
FORRES, MORAY





## 2 MONAUGHTY FARM COTTAGES, FORRES, MORAY

A charming, modernised semi-detached cottage in a semi-rural setting

Alves 1.1 miles ■ Elgin 6.8 miles ■ Inverness 32.5 miles

- 1 reception room. 3 bedrooms
- Well proportioned accommodation
- Garden
- Peaceful, semi-rural location
- Far reaching countryside views

Offers over £200,000

**Galbraith**

Inverness  
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 OnTheMarket



## SITUATION

Located between Elgin and Forres, 2 Monaughty 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 (32.5 miles) offers all the facilities of a modern city including its airport (26.9 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 miles away.

## DESCRIPTION

2 Monaughty Cottage is a traditional, semi detached cottage which provides well-proportioned accommodation over a single storey. From the driveway, a door opens into a hallway. To the right is the generously sized sitting room, with a log burning stove, views over the garden, to the left is a bright dining kitchen with ample wall and floor units and space for white goods. Along the hallway are the three bedrooms and shower room that complete the accommodation. Overall the cottage has a bright and welcoming feel and it has been modernised, overall it has a bright and welcoming feel. It is double glazed, heated by a back boiler, has solar panels, connected to mains water and private drainage.

## ACCOMMODATION

Hallway. Dining Kitchen. Sitting Room. 3 Bedrooms. Shower Room.

## GARDEN

The cottage sits within a good sized, enclosed garden which is mainly gravel with lawn at the front. There are a number of sheds which provide storage space and a generous summer house. Ample parking space is provided on the gravelled driveway and garage to the side of the house.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Solid Fuel	Band C	D:65	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, turn right at the T-junction, 2 Monaughty Farm Cottages is the second property on the right (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: perfumes.search.ocean

### **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**

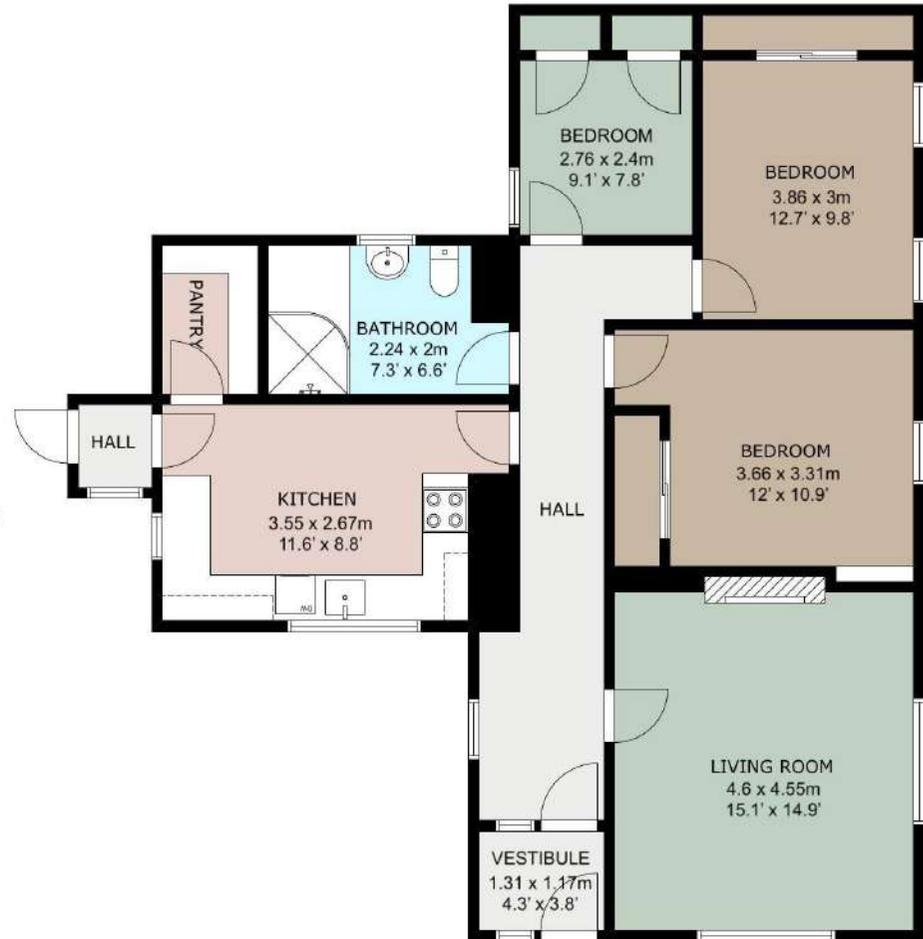
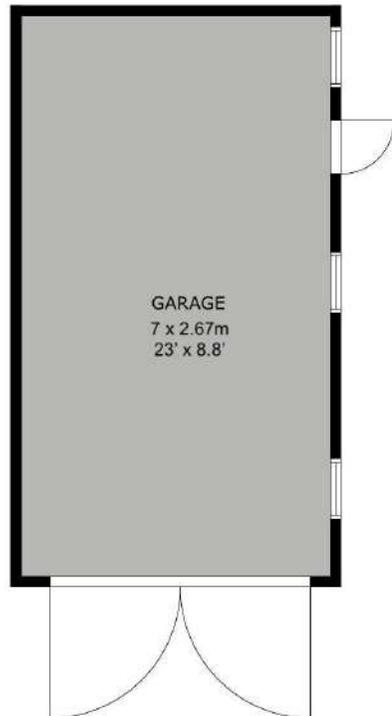
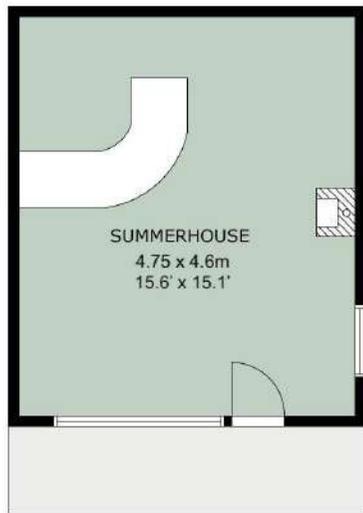
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.



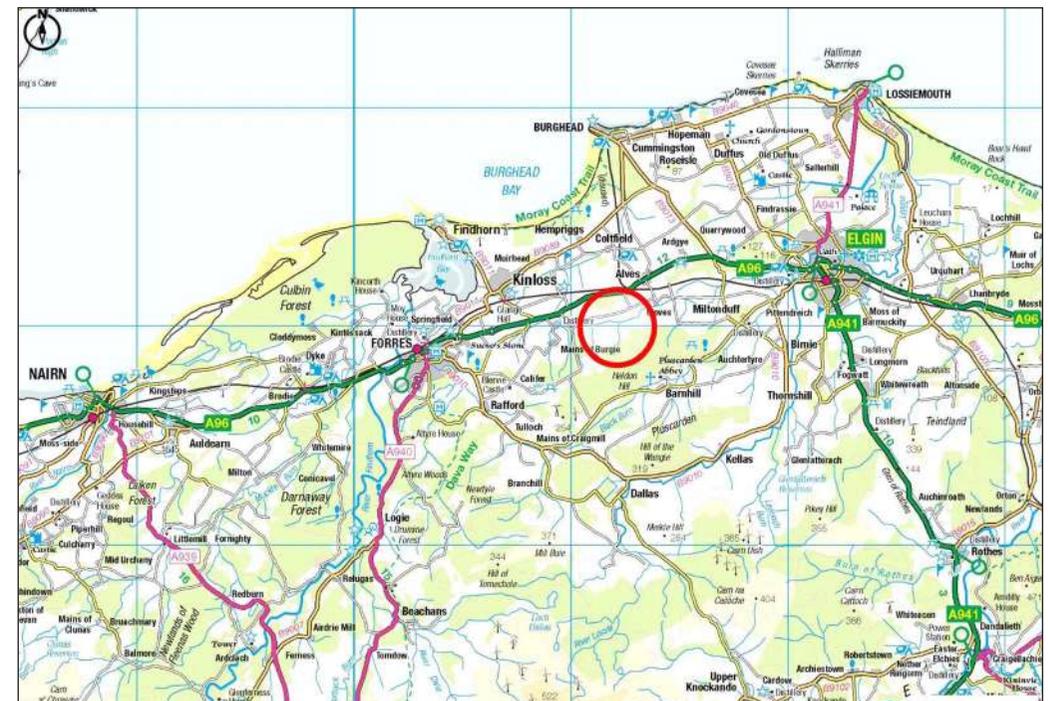


**2 Monaghty Cottages,  
Alves,  
IV36 2RA.**

Illustration for identification purposes, actual dimensions may differ. Not to scale.

## 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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