



1 CHURCH COTTAGE

MONAUGHTY, ALVES, FORRES, MORAY

Galbraith



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A charming, rural cottage within easy reach of Elgin.

Forres 6 miles ■ Elgin 6.5 miles ■ Inverness 32 miles

Acreage 0.16 acres (0.06 hectares)

- 1 reception room. 3 bedrooms
- Well-proportioned and flexible accommodation
- Good sized garden
- Countryside views
- Easily accessible

Offers over £175,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Located midway between Elgin and Forres, 1 Church Cottage sits in a tranquil setting about half 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 miles) offers all the facilities of a modern city including its Airport (26 miles) which can be reached in around 30 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 which also has a Steiner School whilst the world famous Gordonstoun School is located at Duffus, about 9 miles away.

DESCRIPTION

1 Church Cottage is a modernised semi-detached cottage which provides well-proportioned accommodation over a single storey. From the driveway, a door opens into a hallway, to the left is a bright dining kitchen with ample wall and floor units and space for white goods. To the right of the kitchen is the generous sitting room, with log burner and views over the garden and a door through to the third bedroom/home office. Along the hallway are the two further bedrooms and bathroom that complete the accommodation. The cottage has been recently refurbished and painted. It is double glazed, has LPG central heating, mains water and private drainage. Overall, the cottage has a wonderful bright and welcoming feel.

ACCOMMODATION

Kitchen. Sitting Room. Bathroom. 3 Bedrooms

GARDEN

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

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	LPG	Band C	ADSL	Available	F37

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA’s website: <https://www.sepa.org.uk/>

DIRECTIONS

Head east on the A96 from Forres for approximately 6 miles until you reach a right hand turning signposted Alves Church. Continue straight on past the Church and the cottage can be found on the right, at the rear. See Site and location plan.

POST CODE

IV36 2RB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: landowner.quoted.audio

SOLICITORS

R & R Urquhart, Forres





LOCAL AUTHORITY

Moray

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

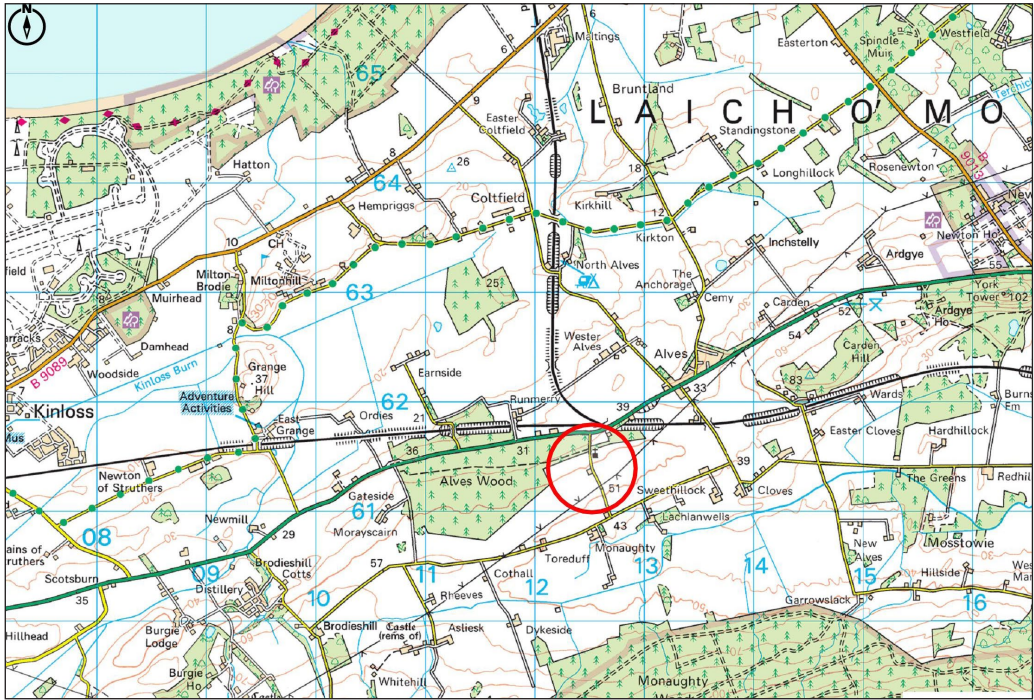
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

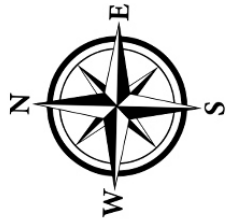
Failure to provide required identification may result in an offer not being considered.

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 December 2024







FLOOR 1

1 Church Cottage, Alves, IV36 2RB

Illustration for indentification purposes. Actual dimensions may differ. Not to scale.



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