

Galbraith

THE OLD STABLES

4 COLTFIELD MAINS, ALVES, ELGIN, MORAY



6400 WYVIE



THE OLD STABLES, 4 COLTFIELD MAINS, ALVES, ELGIN, MORAY

An attractive detached conversion in an easily accessible rural setting.

Elgin 8 miles ■ Inverness 34 miles ■ Aberdeen 73 miles

- 1 reception room. 4 bedrooms
- Energy Efficient
- Extensive well maintained landscaped grounds
- Superb open views
- Swimming Pond
- Log Cabin
- Garden studio / workshop

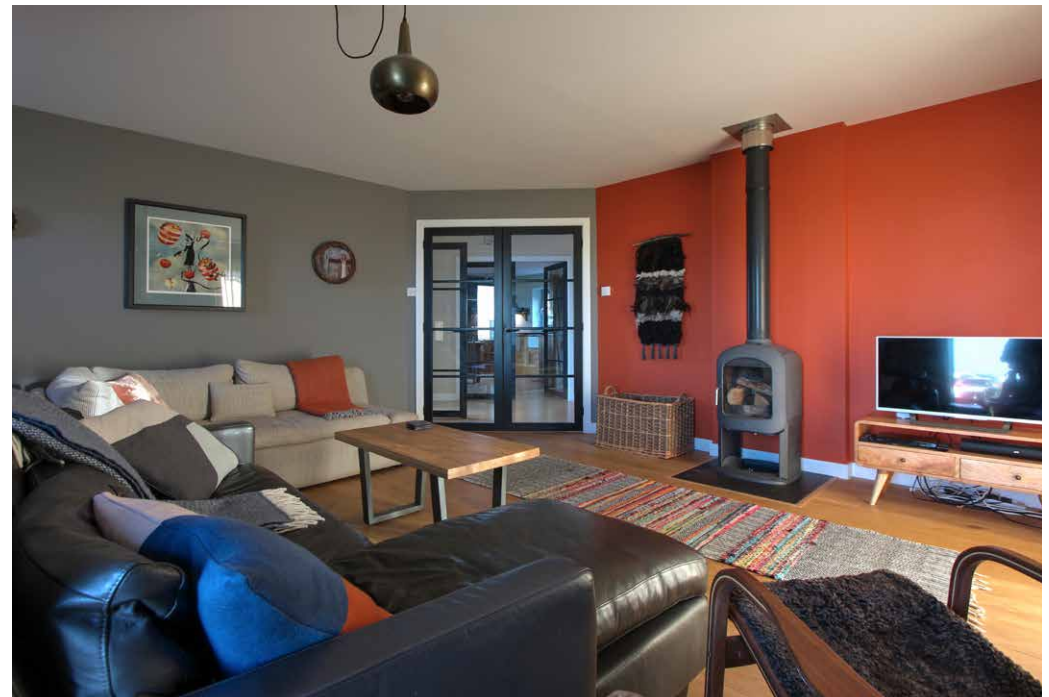
Acreage 0.5 acres (0.2 hectares)

Guide Price £425,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

The Old Stables is located in a peaceful yet easily accessible rural setting between the popular villages of Kinloss and Burghead on the Moray coast. Moray is renowned as being one of the sunniest and driest counties in Scotland and it has a wide range of excellent places to stay, eat and shop. The county is famed for its breath-taking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. There are many golf courses accessible within a short drive, whilst the county also offers superb Salmon and Trout fishing including the highly acclaimed Rivers Spey, Deveron and Findhorn. A popular tourist area, local attractions in Moray also include 'The Whisky Trail', 'The Speyside Way', Cairngorm National Park, together with many ancient monuments, castles, buildings and villages of historical significance.

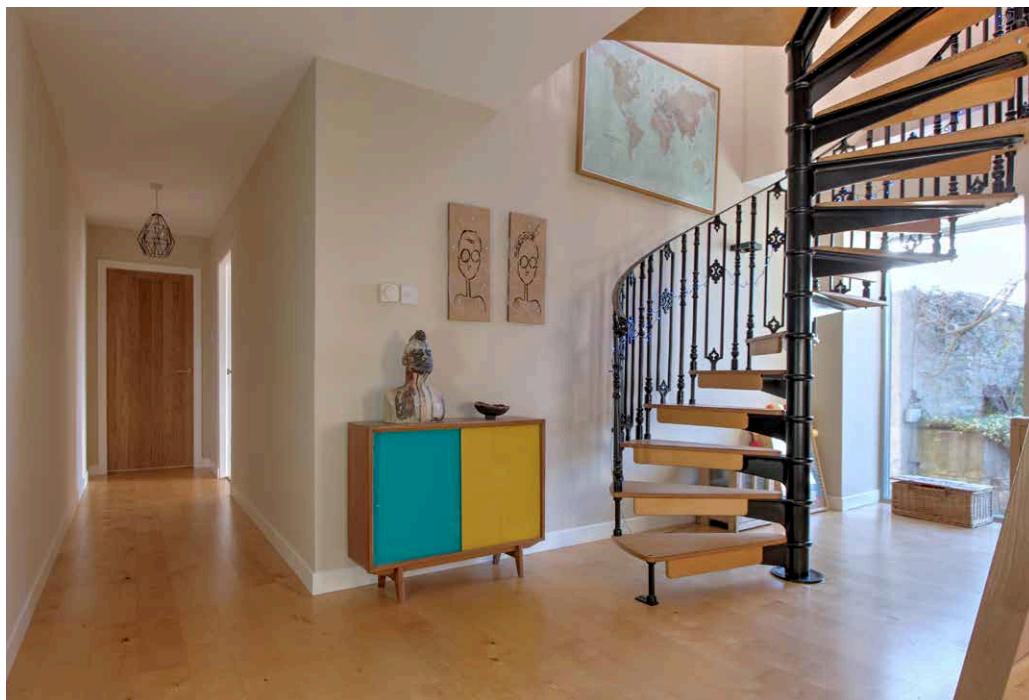
DESCRIPTION

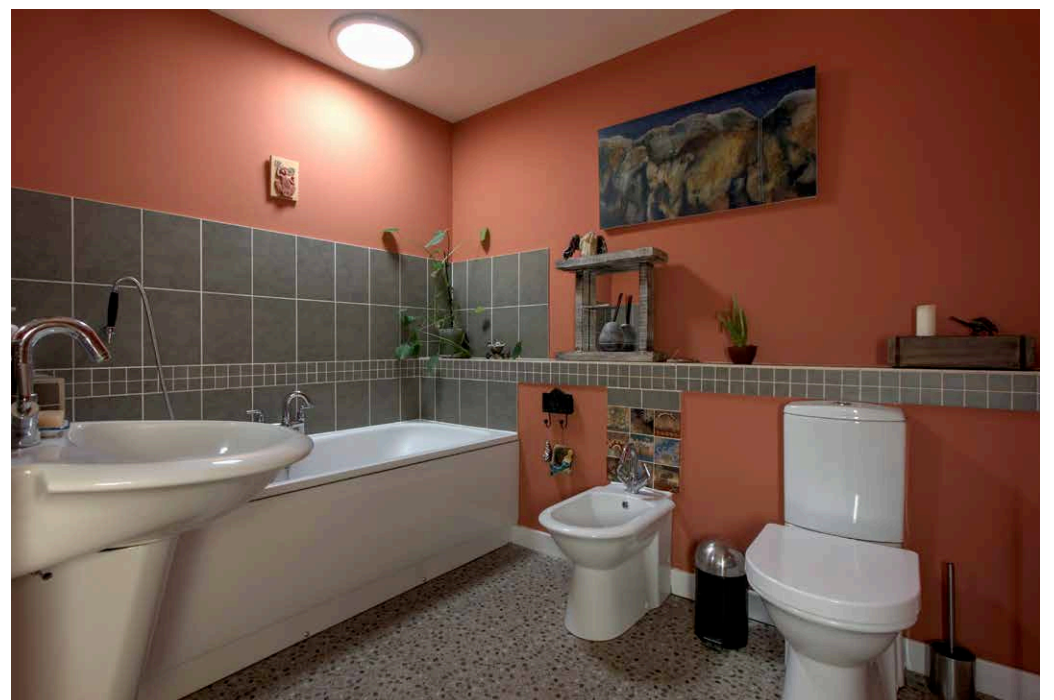
The Old Stables is a very impressive, detached conversion sitting to the rear of Upper Coltfoot, the house enjoys fine views across the 'Laich o' Moray'. It is built from stone under a pitched slate roof with larch cladding at the front. The house has a lovely bright and airy atmosphere with large NorDan windows. From the vestibule the sitting room is found to the right, with a woodburning stove, and patio doors which flood the room with natural light and open onto the private courtyard. The dining kitchen to the left has an excellent range of wall and base units, a 'Belfast' sink and 'Range' cooker, from here, the utility room is accessed. Along the hallway two of the bedrooms, one of which is currently used as a home office, and the family bathroom can be found. A spiral staircase leads you upstairs where two generously sized bedrooms with wonderful views and a 'wet room' complete the accommodation. It is triple glazed, heated from a ground source heat pump, benefits from PV and Thermal solar panels, with mains water and private drainage.

ACCOMMODATION

Ground Floor: Vestibule. Hall. Dining Kitchen. Sitting Room. Utility. Bedroom. Bedroom/Home Office. Family Bathroom

First Floor: Landing. Shower Room. 2 Bedrooms.





GARDEN

Outside, the garden is no less impressive than the house and is nicely enclosed. With two wonderful courtyard areas, accessed from the utility room and sitting room respectively. The garden includes areas of lawn, well stocked beds and borders with a wide array of plants and shrubs, log stores, a generous workshop and the swimming pond. Tucked away to the rear is a wooden cabin that provides a self-sufficient one bedroom annex, with a wood burner, which has the potential to earn an income from subject to the necessary licences. Ample parking space is provided on a gravelled driveway whilst there is also a garage which contains the 'plant room'.

In essence, The Old Stables is a very desirable property located in an easily accessible and much sought after rural setting.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	GSHP	Band E	ADSL	Available	C:69

*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

Take the B9089 from Forres and after approximately 5 ½ miles turn right. Take the next right and the property can be found at the end of the drive. See site plan and map for further details.

POST CODE

IV30 8XA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: arrival.renewals.scanty

SOLICITORS

Cockburns, Elgin

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

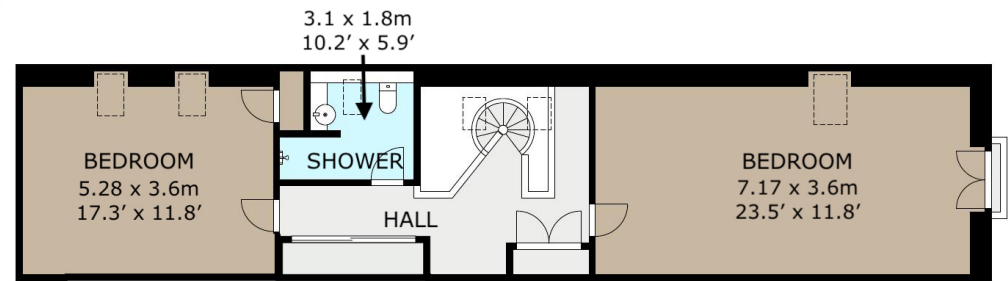
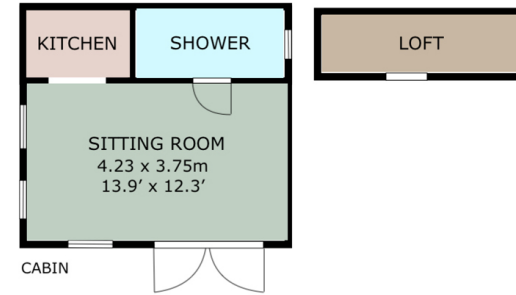
Failure to provide required identification may result in an offer not being considered.







FLOOR 1



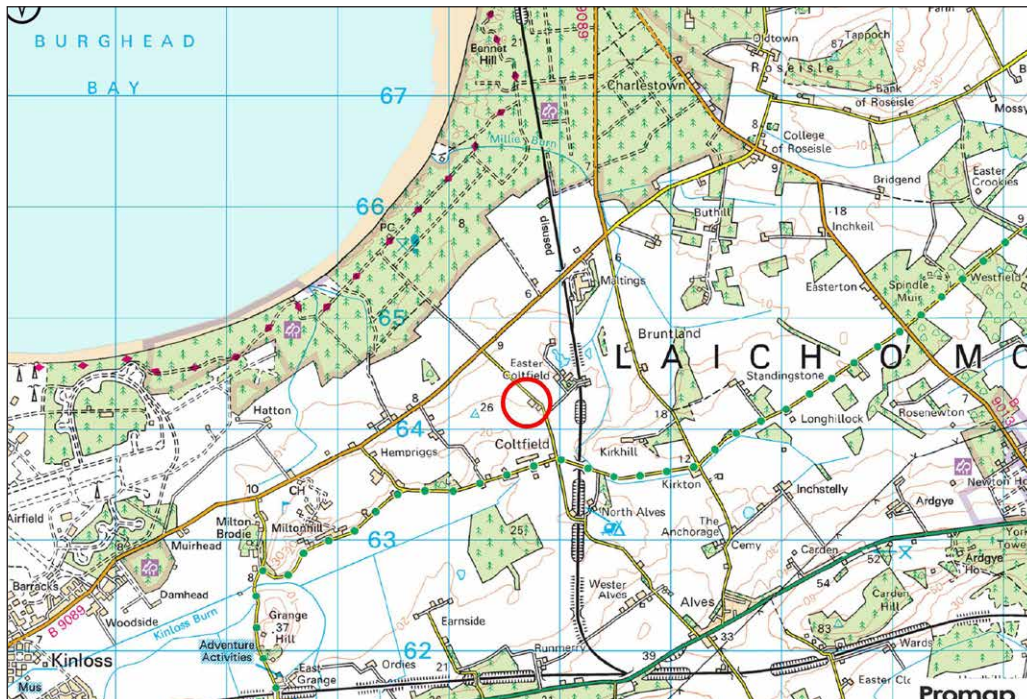
FLOOR 2

**The Old Stables
4 Coltfeld Mains, Alves
Elgin
IV30 8XA**

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 November 2024





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