



**BURNSIDE COTTAGE**  
FORRES, MORAY

**Galbraith**



## BURNSIDE COTTAGE, FORRES, MORAY

A charming extended cottage with exceptional views towards Findhorn Bay.

Forres 3 miles ■ Elgin 12 miles ■ Inverness 29 miles

Acreage 0.6 acres (0.26 hectares)

Offers Over £375,000

- 2 reception rooms. 3 bedrooms
- Spectacular Views towards Findhorn Bay
- Solar Panels
- Wonderful Garden
- Close to a wide range of amenities
- Potential Plot within garden grounds

**Galbraith**

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 OnTheMarket





### SITUATION

Burnside Cottage is located in a magnificent elevated position on Califer Hill and enjoys a spectacular outlook over the Laich o' Moray and Moray Firth with the hills of Sutherland visible to the north. Forres (about 4 miles) provides a wide range of shops and amenities whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions. Schooling up to secondary level, including a Steiner School is available in Forres whilst private schooling is available at Gordonstoun, about 13 miles away. Inverness (about 29 miles) has all the facilities of a modern city including its airport (about 23 miles) which offers regular flights to the south and summer flights to many European destinations.

### DESCRIPTION

Constructed of stone under a pitched slate roof, Burnside Cottage sits in a magnificent, elevated position and enjoys some of the finest views available in the County. Extended by the current owner in 1993 the accommodation is provided over two storeys. On the ground floor, a hallway leads to a dual aspect sitting room with log burner and the wonderful sun room which enjoys a lovely outlook over the garden and fields beyond. The dining kitchen has a good range of wall and base units and leads to the utility. 2 bedrooms and the family bathroom are found in the original part of the cottage and complete the accommodation on the ground floor. Stairs lead to the first floor where the double aspect master bedroom with its superb views and shower room can be found. The Cottage is double-glazed and is heated using electric wall-mounted heaters and has 16 PV Solar Panels.

### ACCOMMODATION

Ground Floor: Sitting Room. Sun Room. Dining Kitchen. Utility. 2 Bedrooms. Family Bathroom

First Floor: Bedroom. Shower Room

### GARDEN

Outside, the plot extends to about 0.6 acres or thereby and includes a generously sized garden with areas of lawn, well stocked beds and borders, fruit trees and a pond. A secluded patio area takes advantage of the privacy the garden offers, as well as being an idyllic place to sit and enjoy the surrounding countryside. There are a number of sheds and a garage with ample parking available on the drive. An area of the garden to the south may offer scope for development (subject to planning). Under such an event, an existing 'clawback' condition may be exercised by the previous owner of this area of the garden ground.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	Electric	Band B	Available	Yes	F36

\*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

From Forres, head south east along the B9010 (St Leonards Road). After exiting the town, bear left at the Y junction and continue straight over the cross roads passing the Quarry on the right and woodlands on the left and right hand sides. At the next crossroads turn left and Burnside Cottage can be found on the right. (See site and location plan)

### POST CODE

IV36 2RH



### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: birds.sleeps.sharpened

### SOLICITORS

Cockburns Solicitors, 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

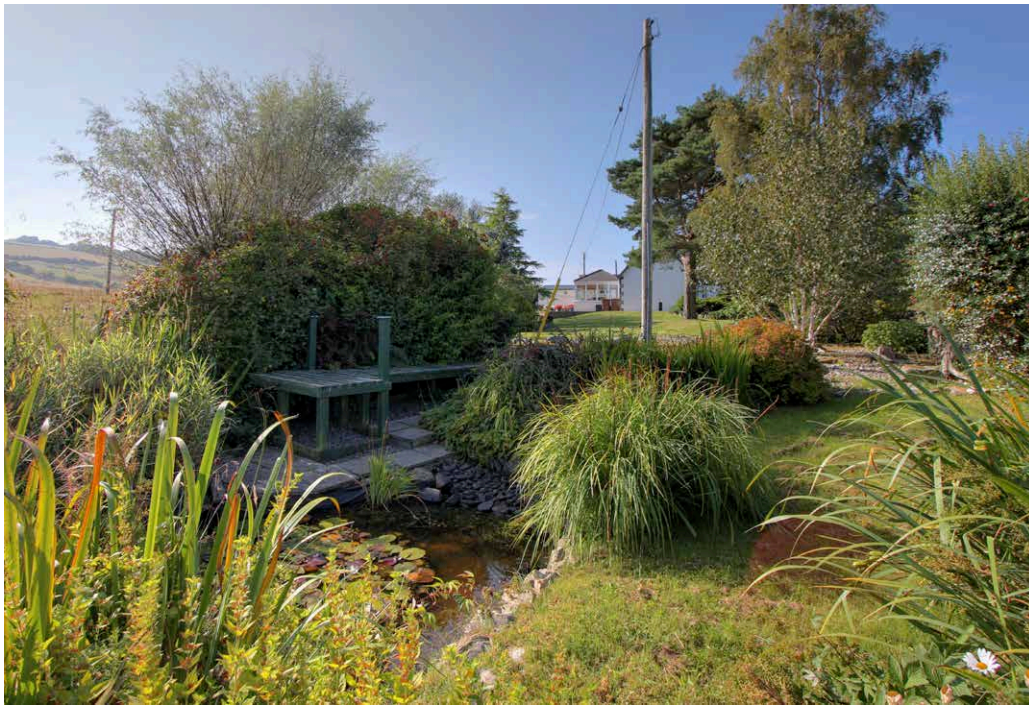
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

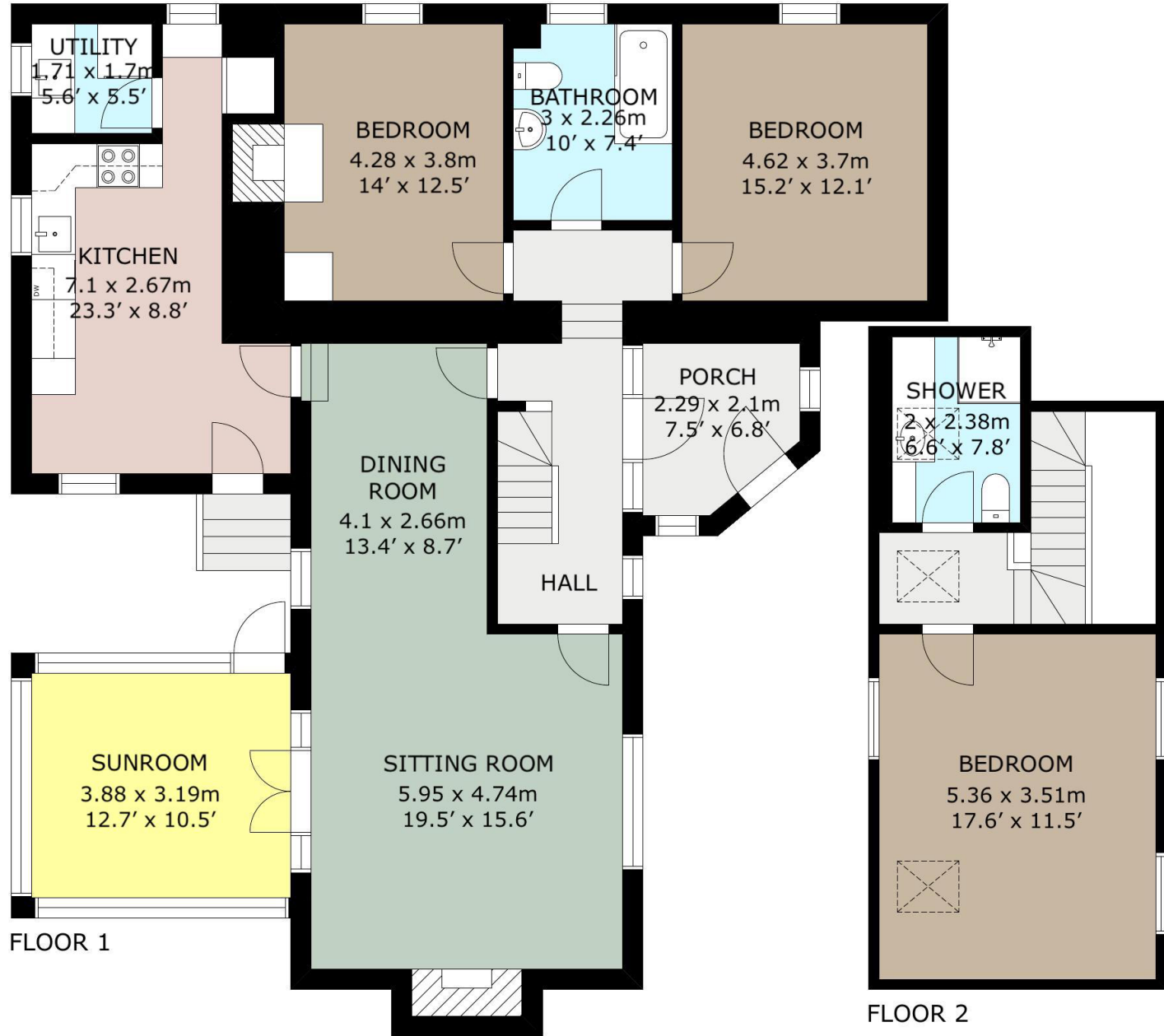
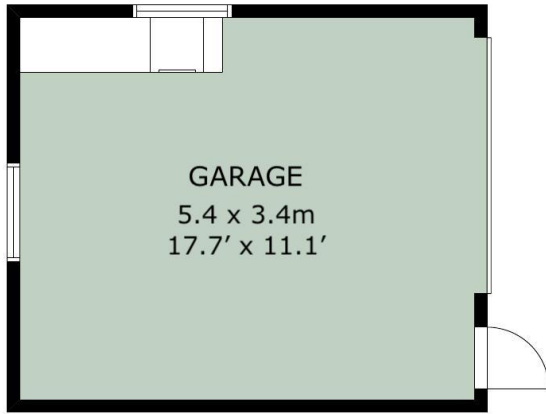
Failure to provide required identification may result in an offer not being considered.

### 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 August 2024



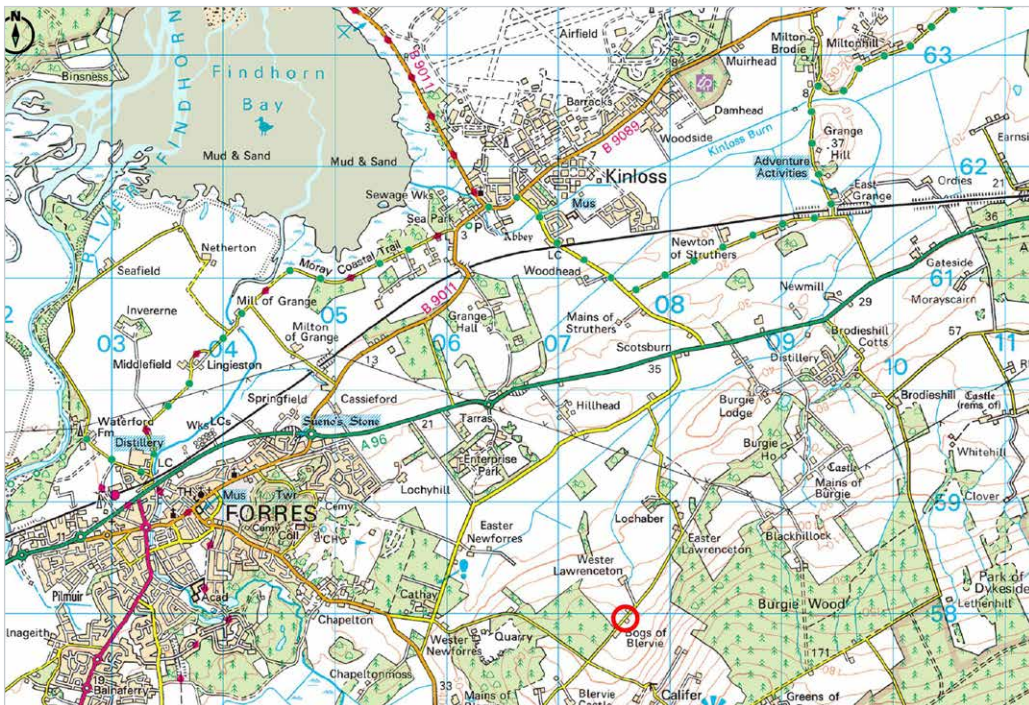




**Burnside Cottage, Forres IV36 2RH**

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







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