

Galbraith



# 1 DYKESIDE COTTAGES

FORRES, MORAY



# 1 DYKESIDE COTTAGES, FORRES, MORAY, IV36 2RA

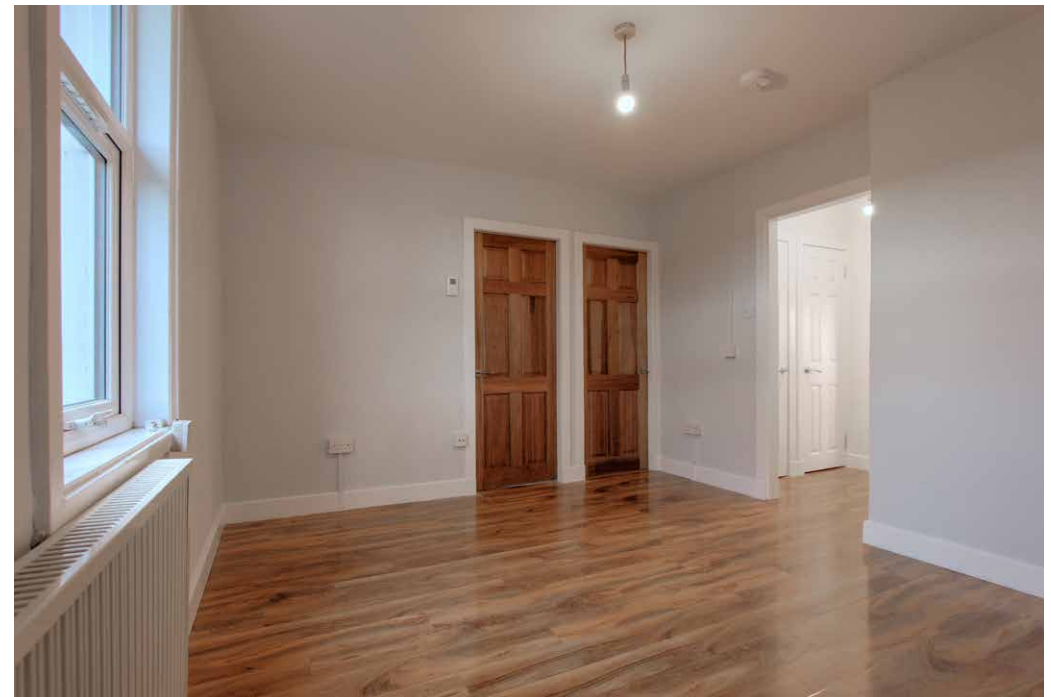
**A charming refurbished, extended traditional cottage.**

Forres 6 miles ■ Elgin 8 miles ■ Inverness 32 miles

**Acreage 0.09 acres (0.04 hectares)**

**Offers Over £125,000**

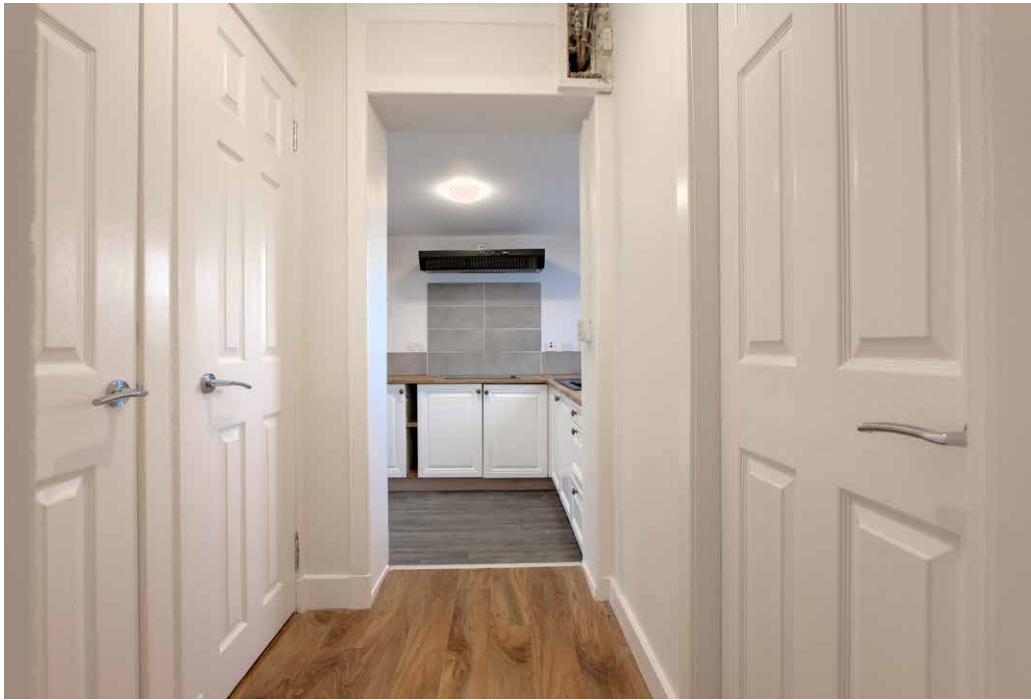
- 1 reception room. 2 bedrooms
- Well-proportioned and flexible accommodation
- Peaceful location
- Countryside views
- Easily accessible



**Galbraith**

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 **OnTheMarket**





### SITUATION

Located midway between Elgin and Forres, 1 Dykeside 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 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 Dykeside Cottages is a semi-detached cottage constructed of harled block under a pitched slate roof. The cottage has been extended and modernised and provides well-proportioned accommodation over a single storey. From the driveway, a door opens into the generous kitchen with new wall and floor units and space for a table and white goods. From the kitchen a hallway leads to the bright, cosy sitting room with wood burner. The 2 bedrooms and shower room complete the accommodation.

The cottage has a mixture of double and triple glazing, has new flooring and is freshly painted. It is heated with electric wall mounted heaters, connected to mains water and has private drainage.

### ACCOMMODATION

Kitchen. Sitting Room. 2 Bedrooms. Shower Room.

### GARDEN

The cottage benefits from an area of private garden to the front, side and rear, however this is mainly overgrown. Parking is provided to the side and rear of the cottage. Please note the occupiers of the attached cottage have a right of access for parking between the cottage and the front garden area. Please see site plan.



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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	Electric	Band A	ADSL	Available	F:30

\*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 4 miles until you reach a right hand turning signposted Pluscarden and Brodieshill. Continue straight on for 0.3 miles and then turn left for 1 mile before turning right onto a private farm road the cottage can be found after the farm building on the left.

### POST CODE

IV36 2RA

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: recorders.bank.supreme

### 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

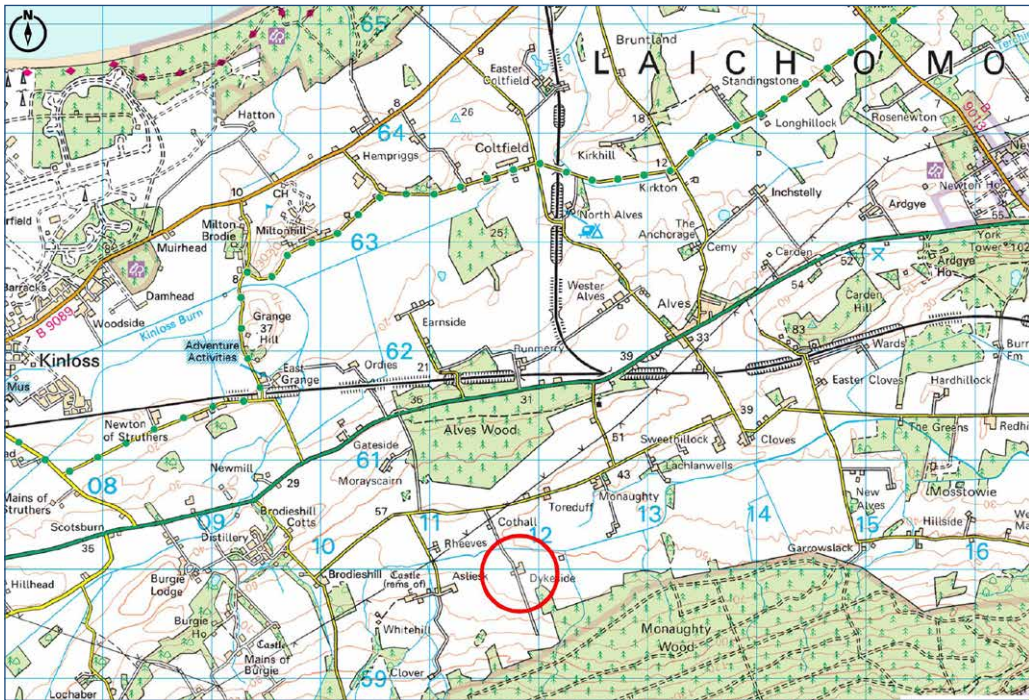
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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





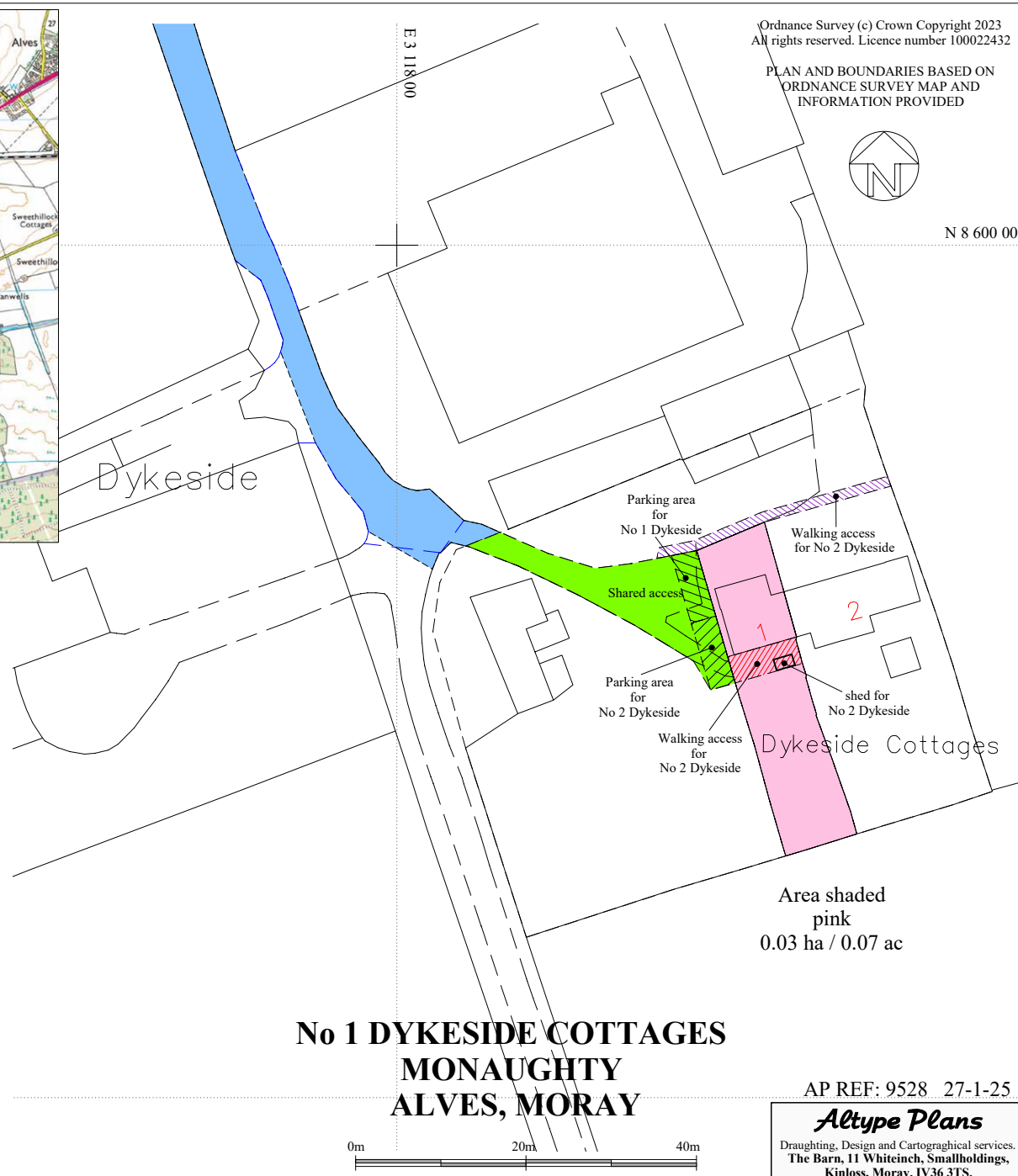
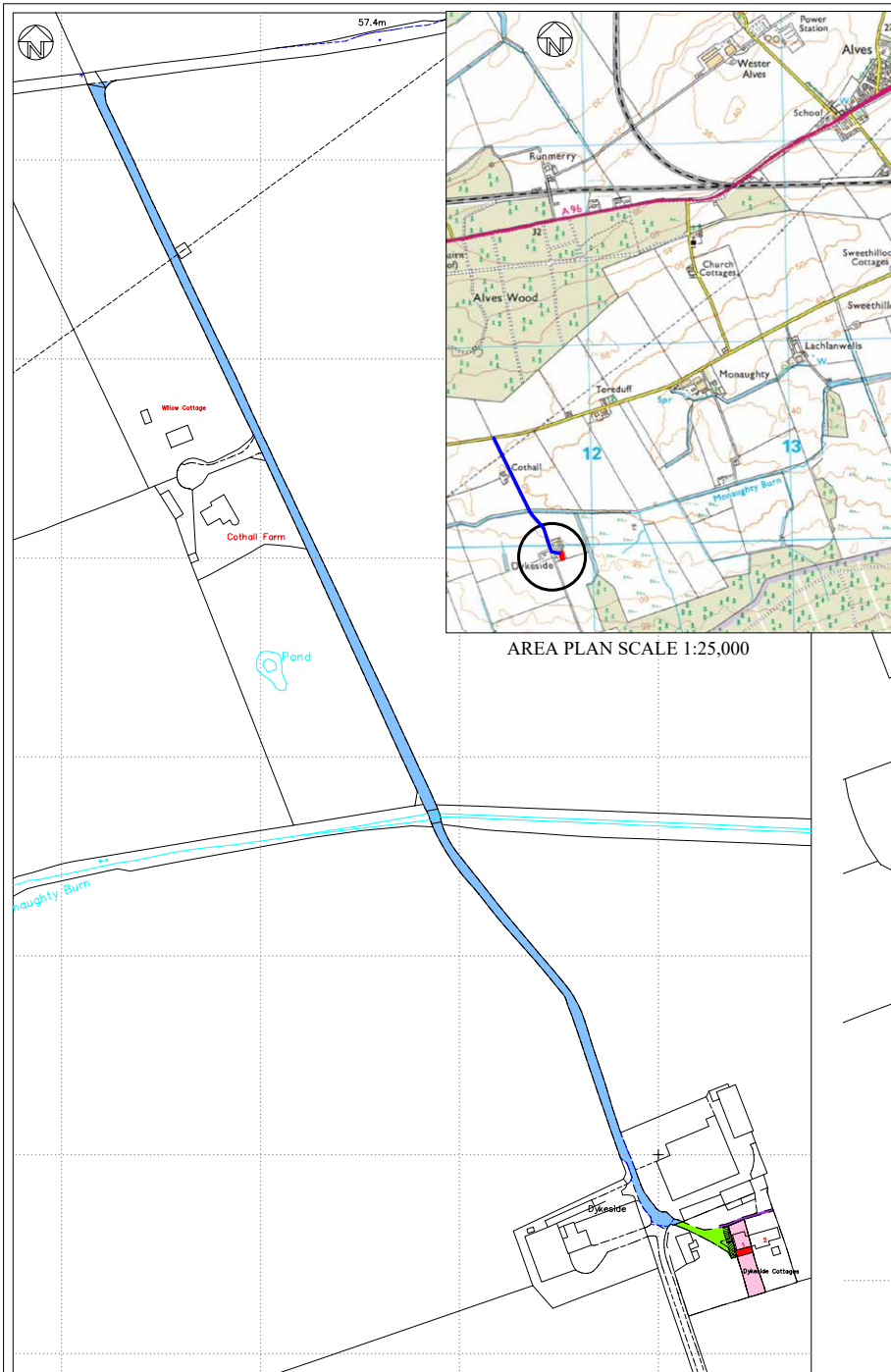


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**1 Dykeside Cottage, Alves, IV36 2RA**

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







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