

# R&R Urquhart LLP



## **The Old School House, Moyness, Nairn IV12 5LB**

A great opportunity to buy into a piece of history. The Old School House , Moyness was built around the 1850s and schooled the local children in the Moyness area.

The basis of the school layout is mainly as it was with some extending having been carried out over the years.

The present owners have owned the property for approx. 37 years where they have happily raised their family.

- Entrance Porch • Hallway • Lounge • Dining Room • Kitchen
- 4 Bedrooms • Bathroom • Cloakroom/WC • Study • Gardens
- Garage

**Offers Over £260,000**

HSPC Ref - 57926



# The Old School House, Moyness, Nairn IV12 5LB

<b>PRICE</b>	Offers Over £260,000
<b>ACCOMMODATION</b>	Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, 4 Bedrooms, Bathroom, Cloakroom, Study, Gardens
<b>EXTRAS INCLUDED</b>	Carpets and fitted floorcoverings, blinds, curtains, dishwasher, fridge freezer, washing machine, tumble dryer.
<b>HEATING</b>	Oil fired central heating
<b>DOUBLE GLAZING</b>	uPVC except the dining room which is timber.
<b>COUNCIL TAX</b>	D
<b>EPC RATING</b>	E
<b>SERVICES</b>	Gas – None Electricity - Mains Water – Mains Drainage – Septic tank

## Dimensions

Lounge	4.66m x 3.65m
Dining Room	3.68m x 2.76m
Kitchen	3.80m x 3.11m
Bedroom 1	5.11m x 2.43m
Bedroom 2	3.20m x 3.20m
Bedroom 3	3.21m x 2.86m
Bedroom 4	5.16m x 2.03m
Bathroom	2.74m x 1.66m
Study	3.73m x 2.16m

The Old School House is located in the desirable rural location of Moyness approximately 6 miles from the seaside town of Nairn and approx. 6 miles from the Moray town of Forres.

Built around 1850, the house remains full of character and sits on a plot extending to approximately 1/3 of an acre. The grounds are informal in design and wrap around the house to 4 sides. Mainly laid to lawn with hedge screening and fencing.

The property is entered to the front via a three sided glazed porch then in turn a glazed door enters into the hall.

The lounge to the right at the end of the hallway is a warm inviting room. A focal point is created by way of an open fire reinstated using recycled traditional materials with a timber surround and cast iron inset.

An archway of custom-built bookshelves, leads into the dining room which is glazed to three sides and overlooks the attractive rear garden.

Also off the lounge is the kitchen, which has been replaced in recent years and now provides attractive yet traditional looking units with a solid oak work top. Appliances consist of two ovens, one a conventional fan assisted and the other a combination, also fan assisted oven, a four ring ceramic hob and extractor hood. The free standing dishwasher and fridge freezer are also included. Off the kitchen is a more informal entrance hall to the house with a shelved pantry and a cloakroom comprising a WC, wash hand basin, washing machine and tumble drier.

Heading back to the main hallway, the family bathroom comprises a period suite comprising a WC, wash hand basin and a cast iron bath with shower over.

Two double bedrooms both with generous built-in storage sit off the hallway overlooking the rear garden. A study area with lots of shelved storage, leads to the two remaining bedrooms, both again with built-in storage. Bedroom 1 to the rear and bedroom 4 to the front.

The Old School House offers a fabulous home to suit a variety of buyers who would appreciate the history of the building and would enjoy living in a friendly, rural, yet not remote area, but still having the convenience of a large town closeby.



LOUNGE



DINING ROOM



KITCHEN



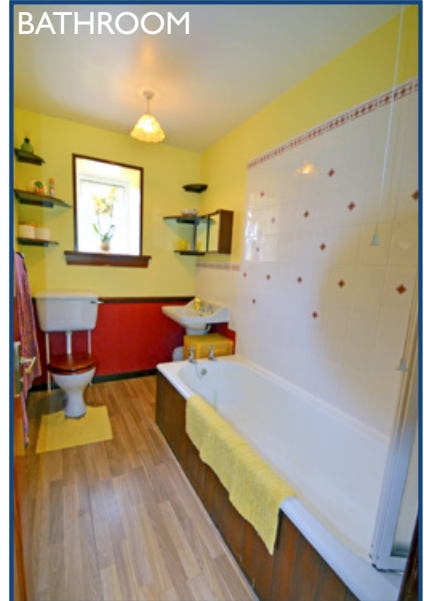
KITCHEN (2).JPG



BEDROOM 1



BATHROOM



BEDROOM 2



BEDROOM 3



# R & R Urquhart LLP

The Old School House, Moyness, Nairn IV12 5LB



**VIEWING** By contacting R & R Urquhart LLP, Nairn office for an appointment.

**ENTRY** By mutual agreement with the seller.

**PRICE** Offers over £260,000

The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

**OFFERS** Formal offers in an acceptable legal Scottish form should be submitted in writing.

**CLOSING DATE** A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

**R & R Urquhart LLP**  
Solicitors & Estate Agents  
*Established 1829*

117-121 High Street • Forres, Moray IV36 1AB • T•01309 676600 • F•01309 673161

Ness Horizons Business Centre • Kintail House • Beechwood Park  
Inverness IV2 3BW • T•01463 250025

20 High Street • Nairn IV12 4AX • T•01667 453278 • F•01667 453499

[www.urquhartproperty.com](http://www.urquhartproperty.com)