



**Wester Tilliglens , Forres, IV36 2QL**

**Price Guide £150,000**

 **2**  **1**  **2**  **G**

**abs**<sup>+</sup>  
estateagents



Excellent renovation project enjoying a beautiful rural situation within the Dunphail area of Moray approximately 9 miles South of Forres with local amenities.

Wester Tilliglen is in need of complete refurbishment but has garden ground extending to over half an acre so the scope is tremendous.

Currently the property comprises a detached Cottage ( single storey and attic in height ) with a single storey rear extension and gable addition including Porch, Hall, Lounge with Family Room off, Bathroom, Sitting Room and Kitchen extension. Upper floor with 2 attic bedrooms. Covered rear terrace requiring some attention but the potential is plain to see.

Private Drainage and Private Water Supply.

Mains electricity. Some storage Heating.

Given the condition of the property with full retention recommended on the Home Report Mortgage Valuation this property will be likely only be suitable for cash purchasers.

#### Entrance Porch

4'1" x 5'6" (1.26 x 1.68)

Front facing window.

#### Hallway

3'10" x 11'4" (1.18 x 3.47)

Staircase to attic floor. Doors to Lounge, Sitting Room and Bathroom.

#### Lounge and Family Room

12'5" x 10'11" and 11'7" x 8'6" (3.79 x 3.34 and 3.54 x 2.61)

Lounge and family room with potential. Wall lights, fireplace, electric heater and carpet. Windows to front and back plus sliding patio doors to the rear terrace.

#### Bathroom

9'4" x 8'11" (2.87 x 2.74)

Basic bathroom with rear facing window.

#### Sitting Room

12'6" x 11'0" (3.82 x 3.36)

Front facing window. Fireplace. Opening to back door and :-







#### **Kitchen**

6'0" x 9'10" (1.84 x 3)

Non traditional kitchen extension. Basic range of units. Window.

#### **Upper Landing**

9'10" x 9'10" (3 x 3)

#### **Attic Room 1**

9'10" x 9'10" (3 x 3)

#### **Attic Room 2**

9'10" x 9'10" (3 x 3)



#### **Garden**

Garden grounds extending to 0.54 of an acre (just over 2,000 square metres. Old shed and green house in poor condition.

#### **Fixtures and Fittings**

The property is being sold as seen.

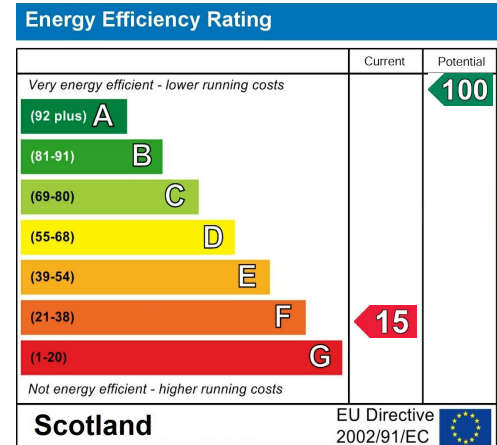
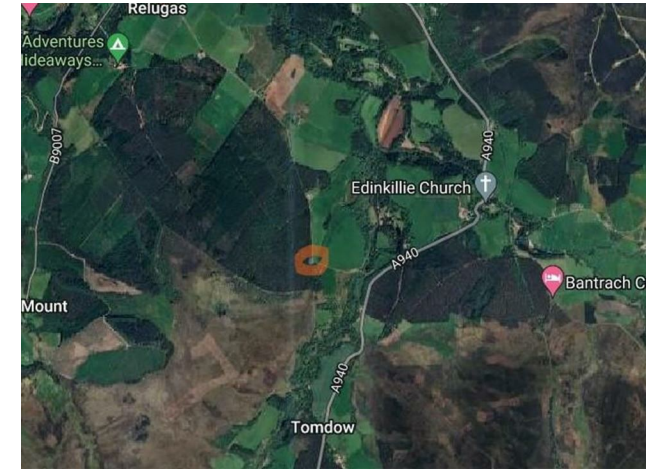
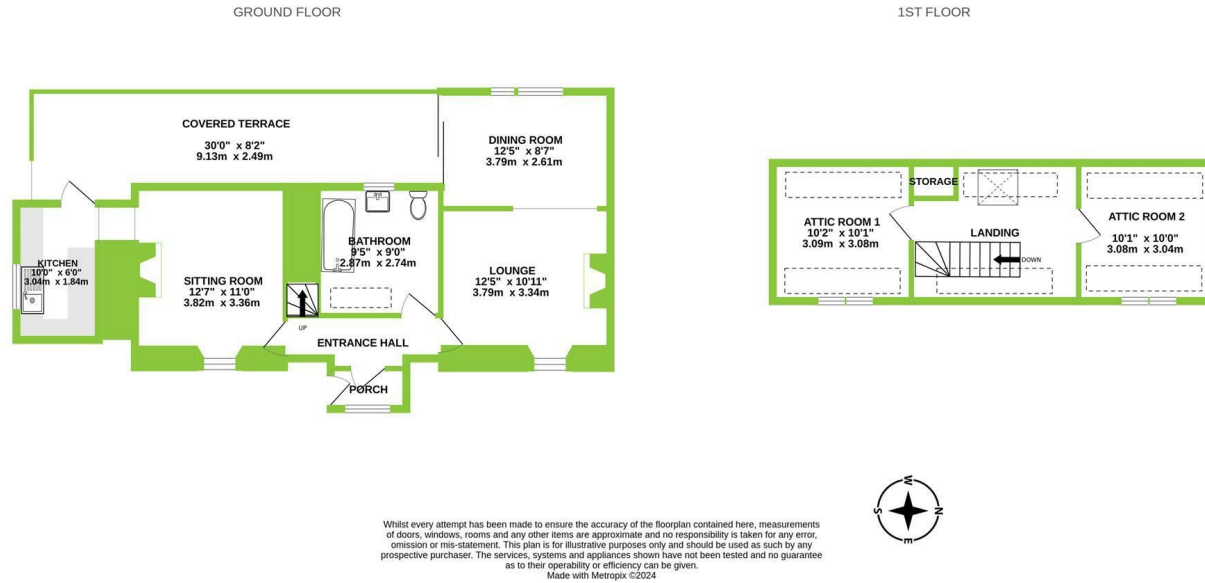
#### **Home Report**

The Home Report Valuation as at 22 January, 2024 is £150,000, Council Tax Band A and EPI rating is G.

The Mortgage Valuation recommends a full retention. The survey also highlights that fact that kitchen extension is of non traditional construction and that there is no filter system installed for the private water supply. Accordingly, it is likely that the property may not comply with Lending Institutions requirements for mortgage purposes in its current state and so, may be suitable only for cash buyers.



Do not put in the postcode for directions. Use What3Words for the exact location. <https://w3w.co/skewing.mocking.amended> = turning off the A940 <https://w3w.co/solve.retaliante.appoints> = Wester Tilliglen front path  
Travelling on the A940 from Forres towards Grantown on Spey - 9.3 miles there is a right hand turn signposted Tillieglen (the sign is small and white). Turn right, follow road round and over burn - keep going and you will come to the cottaget



## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.