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## 4 Carsewell Steadings Alves IV30 8UE



This three bedroom courtyard steading is situated in the quiet village of Alves, just a short drive from Forres and Elgin and would make an ideal first-time buy or family home.

**COURTYARD STEADING**  
**THREE BEDROOMS**  
**ELECTRIC WET SYSTEM HEATING**  
**DOUBLE GLAZING**  
**ALLOCATED PARKING SPACE**  
**EPC RATING C**  
**COUNCIL TAX BAND C**  
**VIEWING HIGHLY RECOMMENDED**

**Valuation**  
**£175,000**

E787

This three bedroom courtyard steading is situated in the quiet village of Alves, just a short drive from both Forres and Elgin.

In immaculate condition, the accommodation comprises: Entrance vestibule leading to the living room, archway to modern open plan kitchen/diner with patio doors to the garden, and access to the utility room.

Upstairs are three double bedrooms, one with en suite and two with built-in wardrobes, and a family bathroom.

The property benefits from electric wet system heating and double glazing throughout. With front and rear gardens and an allocated parking space to the rear, this would make an ideal family home and a viewing is highly recommended.

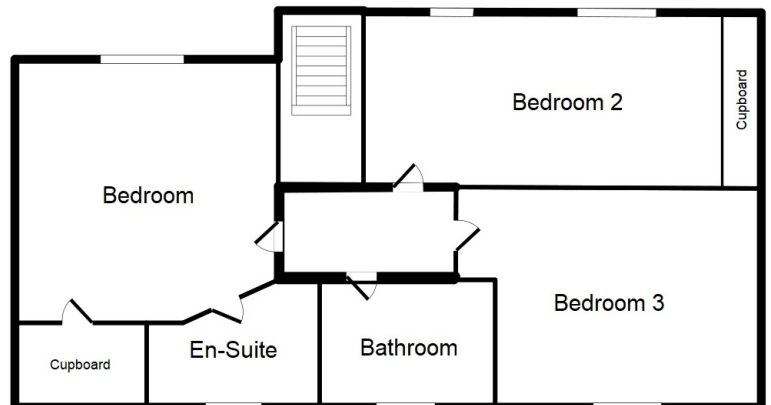
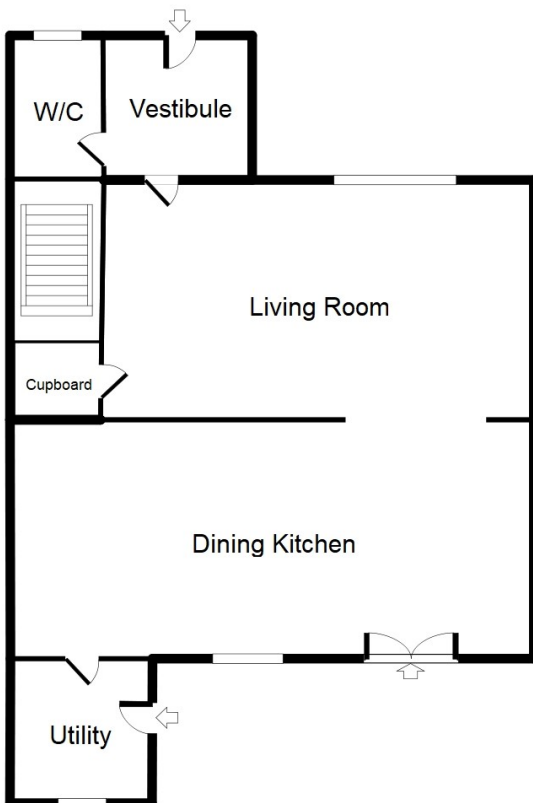






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen/Diner 5.96m x 2.69m 19'7" x 8'10"
- Lounge 5.08m x 3.19m 16'8" x 10'5"
- Vestibule 1.53m x 1.30m 5'0" x 4'3"
- WC 1.73m x 0.88m 5'8" x 2'11"
- Bedroom 1 4.31m x 3.16m 14'2" x 10'4"
- En Suite 2.19m x 2.01m 7'2" x 6'7"
- Bedroom 2 3.14m x 3.02m 10'4" x 9'11"
- Bathroom 2.06m x 1.97m 6'9" x 6'6"
- Bedroom 3 4.23m x 2.77m 13'11" x 9'1"
- Utility 1.58m x 1.54m 5'2" x 5'1"



These floor plans are not to scale and are for representational purposes only

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.