



Nairn 5 miles

Inverness 20 miles

## **MAINS OF MOYNESS FARMHOUSE**

---

**NEAR AULDEARN, NAIRN**

A very attractive four bedroom farmhouse situated in a peaceful location near the village of Auldearn, with stunning views over the Moray Firth.

EPC - Band F (29).

Landlord Registration No: 37319/270/21510.

---

Offers invited in the region of £825 per month.

# BOWLTS

## DIRECTIONS

From the village of Auldearn, take the small, single track road adjacent to the war memorial at the eastern end of the village and follow this for approximately two miles. Carry on past the left-hand junction, after which there are two new houses immediately on the right. Mains of Moyness Farmhouse is opposite these new houses on the left-hand side of the road.

From Forres, follow the A96 and take the left-hand junction immediately after the village of Brodie. Follow this road for approximately 1½ miles and at the sharp left-hand corner in the road, take the junction to the right. Follow this road until the T-junction and turn left. Mains of Moyness Farmhouse is directly opposite the new houses which can be seen on the right-hand side of the road.

## AMENITIES

Nairn is a peaceful seaside town, approximately 16 miles east of Inverness, and has excellent primary and secondary schools, shops, sports facilities, etc.

Auldearn is a small village with basic services, including primary school, village shop, hotel and pub.

Inverness, the Capital of the Highlands, has a fuller range of services, as well as hospital, theatre, cinemas, further education facilities, a mainline railway station and airport.

Forres is a busy service town with excellent facilities and services, including supermarket, primary and secondary schools and sports facilities.

## VIEWING

Viewing can be arranged through the offices of Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

Please note that viewings must be by prior appointment only.

## LOCAL AUTHORITY

The Highland Council  
Council Offices  
Glenurquhart Road  
Inverness  
IV3 5NX  
Tel: (01463) 702000 :: Fax: (01463) 223001

## SERVICES

The property has mains water and mains electricity. Drainage is via a septic tank. The property benefits from oil fired central heating throughout.

## ACCOMMODATION

- *Back Entrance Porch (1.55m x 1.50m)*  
Recessed downlights.
  - *Front Hallway (4.93m x 1.10m and 3.19m x 1.00m)*  
L-shaped, two single pendant lights, open staircase, radiator, phone point, two double power points.
  - *Kitchen/Dining Area (4.84m x 3.95m and 3.10m x 1.90m)*  
Large L-shaped room, attractively laid out, fully fitted kitchen with ample wall and floor mounted units, all in excellent condition, worktops all round with white tiling between worktop and wall mounted units, recessed downlights, four double power points, cooker point, extractor fan above cooker point, radiator. Sink unit comprises stainless steel sink with mixer taps and draining board.  
  
Dining area at one end of room with ample space, single pendant light, radiator, double power point.
  - *Utility Room (3.32m x 1.60m)*  
Floor mounted units with work surface, stainless steel sink with mixer taps and draining board, two single power points, two double power points, boiler and boiler control unit housed within, strip light and radiator, extractor fan, plumbed for washing machine and tumble dryer.
  - *Bathroom (2.85m x 1.15m and 1.50m x 0.92m)*  
L-shaped room, WC, sink and bath all in white with chrome fittings. Bath recessed into wall with white tiles all round, shaver point, extractor fan, single pendant light, radiator.
  - *Sitting Room (4.42m x 3.86m)*  
Single pendant light, two radiators, open fireplace.
  - *Study/Office (3.14m x 1.90m)*  
One double power point, radiator, single pendant light, cupboard housing water tank.
  - *Front Porch (2.47m x 1.64m)*  
South facing with windows on three sides and double doors opening into hall, single pendant light.
  - *Small Front Hallway (3.14m x 1.25m)*  
Single pendant light, smoke alarm, radiator, one single power point, phone point.
  - *Lounge (4.51m x 4.35m)*  
Open fireplace with wooden mantelpiece and surround, tiled hearth, two radiators, three double power points, television point, picture rail, single pendant light.
- Front stairway provides access to:
- *First Floor Landing (3.39m x 1.26m)*  
Single pendant light, smoke alarm, radiator, one single power point.

- **Bedroom 1 (4.46m x 4.28m)**  
Single pendant light, radiator, three double power points, fitted wardrobe with shelf and hanging rail, wardrobe containing a sink with shaving point and shaving light.

- **Upstairs Bathroom (2.63m x 1.87m)**  
Bath, WC and sink, all in white, chrome fittings, Mira Excel shower, white tiles all around bath, shower curtain, two high tiled splashback above sink, shaver point, small radiator.

- **Bedroom 2 (4.47m x 3.78m)**  
Single pendant light, three double power points.

Rear stairway gives access to:

- **Bedroom 3 (3.67m x 3.08m)**  
Part coombed room with Velux window, single pendant light, radiator, three double power points, fitted wardrobe with shelf and hanging rail.

- **Small Landing**  
Small radiator, single pendant light, one double power point, storage cupboard.

- **Bedroom 4 (2.00m x 1.76m and 2.90m x 2.10m)**  
L-shaped room, radiator, two double power points, fitted cupboard/wardrobe, single pendant light, part coombed with Velux window.

*NB: all measurements approximate.*

## COUNCIL TAX

The property is within Band E.

## GARDEN

The property has a large garden which is mostly down to grass with several borders and trees.

## OUTSIDE

Within the garden is a garage, approximately 5.20m x 3.05m with stone walls and corrugated iron roof. The garage has power with a double power point and striplight.

The oil tank for the central heating is also located within the garden.

## RENT

Offers are invited in the region of £825 per month. Interested parties should complete the offer to let form enclosed.

This form should be returned to Bowlts Chartered Surveyors.

## DEPOSIT

A deposit equivalent to two months' rent will be payable.

## LANDLORD REGISTRATION

The Landlord Registration Number for the landlord of this property is 37319/270/21510.

## ENERGY PERFORMANCE INDICATOR

The Energy Performance Indicator for this property is Band F (29).

## ENTRY

Entry will be granted to the successful applicant by arrangement.

## CONDITIONS OF LET

Mains of Moyness Farmhouse is offered for let on a Short Assured Tenancy, subject to a minimum of six months. The successful tenant will be required to sign a Lease of the subjects in accordance with the regulations contained in the Housing (Scotland) Act 1988.

Please note that under a Short Assured Tenancy (provided the conditions of the tenancy are adhered to) the tenant is entitled to remain in occupation of the dwelling house for the period specified in the Lease. At the end of this period, the landlord has an absolute right to repossess the subjects if he so wishes.

Full details about Short Assured Tenancies are given in the Scottish Executive's booklet entitled "Assured Tenancies in Scotland" available on the Scottish Government website. You are strongly advised to read this booklet before you agree to take a Short Assured Tenancy.

Under the Housing (Scotland) Act 1988 the rent that the tenant is required to pay is negotiated between the landlord and the tenant. In addition to the rent, the tenant will be responsible for the payment of rates or Council Tax, telephone charges, taxes and service assessments (including water rates, if any) incurred during the tenancy.

A copy of the Lease, which the successful tenant will be required to sign, is available for inspection at this office.

The Lease will be granted initially for six months, but there may be the opportunity of extending beyond this period subject to negotiation and circumstances prevailing at the termination of this period.

The successful tenant will not be permitted to keep any animals on the subjects of let without the prior agreement of the Landlord.



# BOWLTS



This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract. This map is reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright 2008. All rights reserved. Ordnance Survey Licence Number 100017943. Scale: 1:250,000

**Seafield of Raigmore**  
**Inverness, IV2 7PA**  
**Tel 01463 235753**  
**Fax 01463 235838**



**Barnhill, Pluscarden**  
**By Elgin, Moray, IV30 8TZ**  
**Tel 01343 890400**  
**Fax 01343 890222**



*We have gathered a team of knowledgeable, experienced and enthusiastic individuals who are dedicated to providing clients with the highest possible quality of service, reliability and attention to detail in all aspects of property management.*



- Wayleaves and Compensation Claims • Telecom Masts • Sales, Purchases and Lettings • Contract Farming •
- Farm Forestry • Valuations • Architectural and Building Services • Planning and Development •
- Land Survey and Mapping Services • Environmental and Conservation Services •

### IMPORTANT NOTICE

Bowlts for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- a) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
- c) no person in the employment of Bowlts has any authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Bowlts or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.

#### REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995

These particulars and any representations made by either Messrs Bowlts or the Vendors shall not be binding on Messrs Bowlts or the Vendors whether acted on or otherwise, unless the same satisfies the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995.

#### PROPERTY MISDESCRIPTIONS ACT

Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

FH/AM 1414 - Prepared 6th October 2016

**01343 890400**  
**www.bowlts.com**



chartered surveyors

# OFFER TO LET

This form represents a formal offer to let for the following property on a Short Assured Tenancy for an initial period of six months:

*(to be completed in block capitals)*

## PROPERTY DETAILS

Property Name:		
Rent offered per calendar month:	£	
How do you intend to meet the rent due?	Salary	Yes/No
	Benefits	Yes/No
	Other (please specify):	

## PERSONAL PARTICULARS

	Applicant 1	Applicant 2 (if applicable)
Full Name(s):		
Current Address:		
Time at current address:		
Telephone Numbers (Landline/mobile):		
Email address:		
Currently in rented accommodation?	Yes/No	Yes/No
If Yes, how much do you pay?		
Earliest date you could occupy the property:		
Total no of Occupants:		
Smoker(s):	Yes/No	
Pets:	Yes/No*	

(*If YES please specify:)	
---------------------------	--

**EMPLOYMENT**

	Applicant 1	Applicant 2 (if applicable)
Job Title:		
Employer:		
Address of Employer:		
Email address:		
Length of service:		
Annual Salary:		
Name, contact number, email address and Job Title of employer to obtain a written reference from:		

**REFERENCE**

A responsible person (not a relative) who would act as a referee on your behalf. If you are currently in a rental property, this must be your current landlord.	
Reference for Applicant 1	Reference for Applicant 2 (if applicable)
Name: _____	Name: _____
Address: _____	Address: _____
_____	_____
_____	_____
Tel: _____	Tel: _____
Relationship to you: _____	Relationship to you: _____

- ◆ The applicant(s) should be aware that, before they are offered the tenancy, they will be required to complete a separate credit reference application.
- ◆ A deposit will be required prior to the entry date.

Applicant 1 Signature:		Date:	
Print Name:			
Applicant 2 Signature: (if applicable)		Date:	
Print Name:			

**Please return completed form to:**

Bowlts Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ

**DATA PROTECTION STATEMENT**

Any personal information you give to us will be processed in accordance with the UK Data Protection Act 1998. Bowlts Chartered Surveyors will only use the information to process your tenancy application. Your data will not be passed to any person or organisation outside of Bowlts Chartered Surveyors unless we have your consent or where we have a legal obligation to do so.