



Forres 6½ miles

Alves 2 miles

Elgin 7½ miles

TO LET

## **No 2 WESTER COLTFIELD COTTAGES**

**KINLOSS, FORRES, MORAY**

Two bedroom, semi-detached cottage, set in an attractive rural location, a short distance east of Forres.

Offers in excess of £600 per month.

## DIRECTIONS

From Elgin, take the A96 to Alves. Turn right in the village on to the minor public roadway, heading north on the western side of Alves Primary School. Follow this roadway for 1.4 miles before reaching a crossroads. Turn left at the crossroads for 0.4 miles and the track leading to the cottages is on the right (north). The cottage is 0.1 miles along this track.

A location plan is included at the rear of these particulars.

## AMENITIES

Forres, the local town is approximately 6.5 miles east of the property and offers a range of shops, primary and secondary schools, swimming pool, community centre, sports facilities, etc.

Elgin, the capital of Moray, has a wider range of shops, services and amenities, as well as hospital, cinema, further education facilities and mainline railway station.

## SERVICES

The property is connected to mains water and mains electricity. Drainage is via a shared septic tank.

## GARDEN

No 2 Wester Coltfeld Cottages has a lawned garden area to the rear (north) side with washing line and a further garden area to the front with an area of grass and gravel driveway to front door.

## ENERGY PERFORMANCE INDICATOR

The Energy Performance indicator for this property is Band E (50).

## LANDLORD REGISTRATION

Landlord Registration is pending.

## COUNCIL TAX

The property is within Band B. The 2018/19 charges for

## ACCOMMODATION

The property is in good order throughout.

Accommodation comprises:-

- Two bedrooms
- Kitchen
- Hallway
- Bathroom
- Lounge

The property benefits from oil fired central heating and is double glazed.

Moray Council are £936.54 and a water charge of £157.43.

## POSTCODE

The postcode for the property is IV36 2UB

## LOCAL AUTHORITY

The Moray Council  
Council Office  
High Street  
Elgin  
Moray  
IV30 1BX

Tel: (01343) 543451

Email: [access.point@moray.gov.uk](mailto:access.point@moray.gov.uk)

## VIEWING

Viewings 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](mailto:mail@bowlts.com). Please note that viewings must be by prior appointment only.

## RENT

Offers are invited in excess of £600 per month.

## DEPOSIT

A deposit equal to two months' rent will be payable prior to entry.

## CREDIT SEARCH

A credit application form is required to provide personal details in order to carry out a credit search.

## ENTRY

Entry will be granted to the successful applicant by arrangement.

The property is available for immediate let.

## CONDITIONS OF LET

No 2 Wester Coltfield Cottages is offered for let on a Private Residential Tenancy (PRT).

The successful tenant will be required to sign a Lease of the subjects in accordance with the Private Housing (Tenancies) (Scotland) Act 2016. Full details about

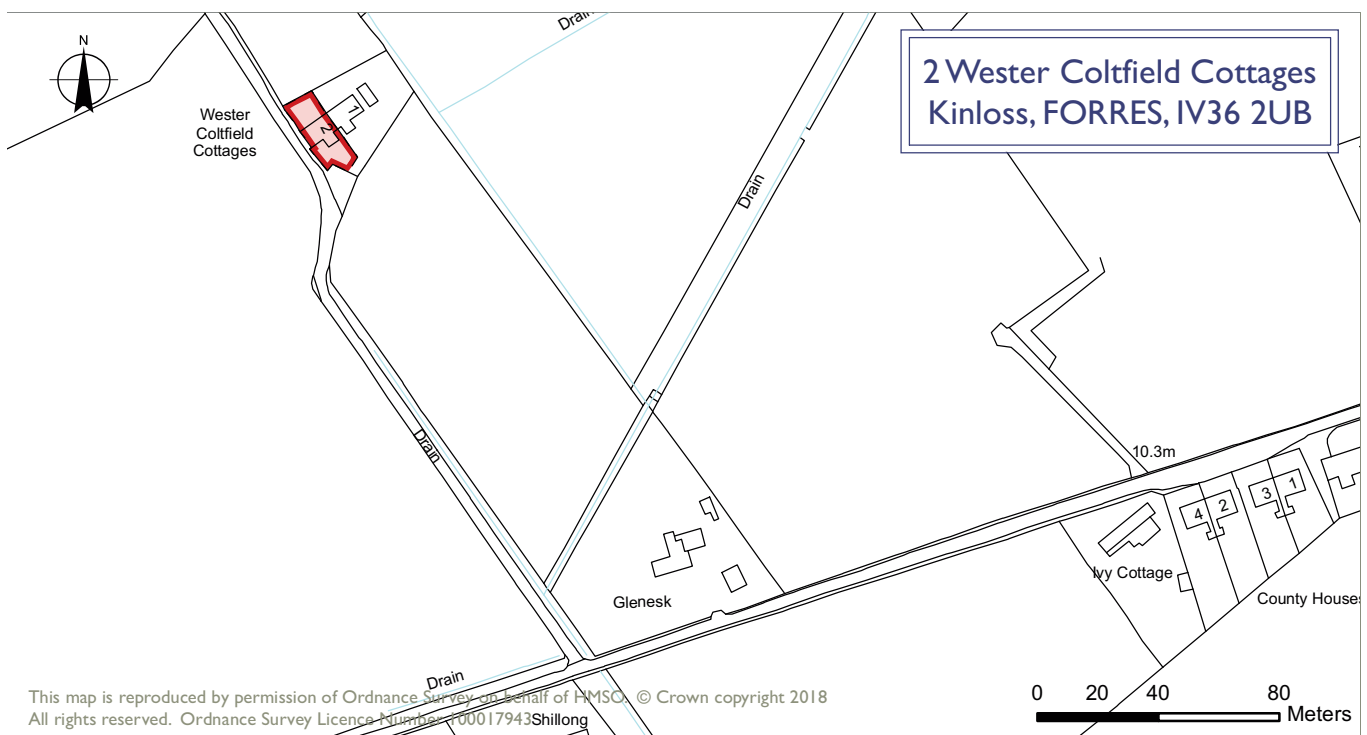
Private Residential Tenancies are given on the Scottish Government website under Private Residential Tenancies: Information for Tenants. You are advised to read this information before agreeing to take the tenancy.

Under the Private Housing (Tenancies) (Scotland) Act 2016, 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.

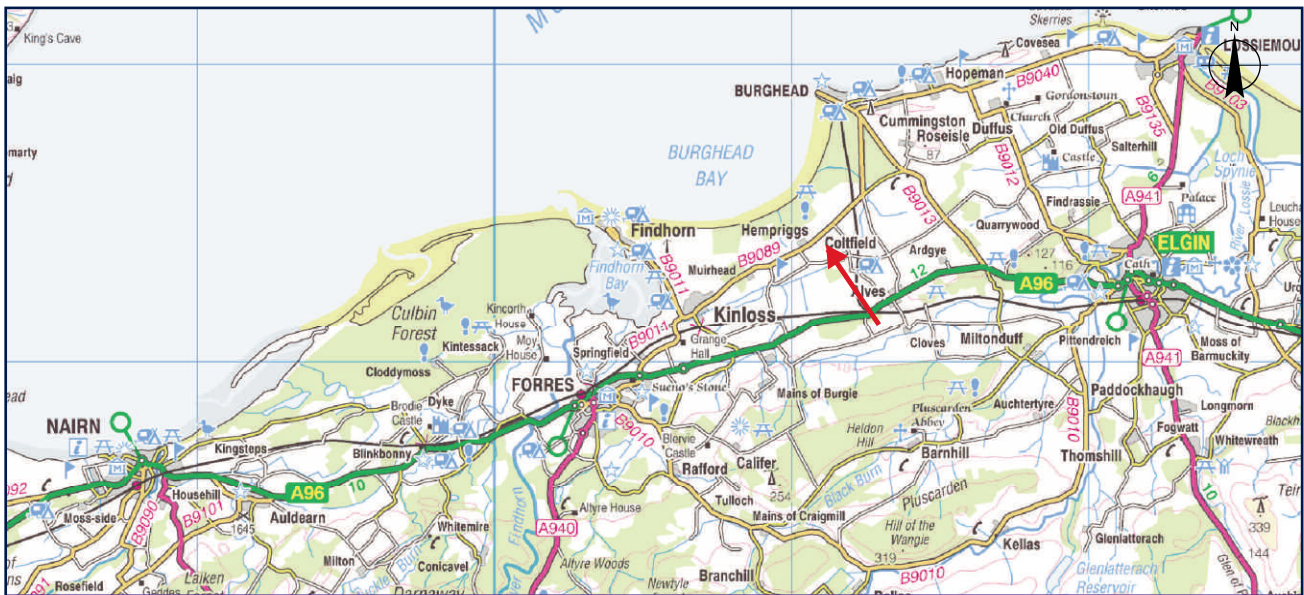
A copy of the Lease which the successful tenant will be required to sign is available for inspection at the offices of Messrs Bowlts, Chartered Surveyors.

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

The agent acting on behalf of the landlord will adhere to the Letting Agent Code of Practice (Scotland) Regulations 2016 and a copy of this is available at your request.



# BOWLTS



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



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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.

**ADN/NH 3621 - 11th October 2018**

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