

****REDUCED PRICE**REDUCED PRICE**REDUCED PRICE**

2 Balnageith Gardens, Forres, IV36 2HJ



We are delighted to offer this immaculately presented three bedroom detached house situated in a quiet cul-de-sac in a desirable location of the picturesque town of Forres.

DETACHED HOUSE
THREE BEDROOMS
IMMACULATE CONDITION
QUIET RESIDENTIAL AREA
GAS CENTRAL HEATING
COUNCIL TAX BAND E
EPC RATING C

F946

Offers Over
£199,995

We are delighted to offer this immaculately presented three bedroom detached house situated in a quiet cul-de-sac in a desirable location of the picturesque town of Forres



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Lounge/Dining area, Kitchen, Utility Room, W.C., Three Double Bedrooms, Bathroom, Garage and private enclosed rear garden.

An internal viewing of this property is highly recommended as it would make a lovely family home.

The front door opens to a spacious hallway with wooden flooring which leads to all of the ground floor accommodation. The Kitchen is entered through a glass panelled door and is very spacious with wood effect wall and base mounted units, blue tiles to splashback, grey marled work surfaces with contrasting grey tiled flooring and integrated appliances all finished to a very high standard. From the Kitchen there is access to the Utility Room, Lounge/Dining area, WC and the Garage which is entered through an inner door. The Lounge/Dining Area is a bright and well proportioned room with cream carpet and window to front with sliding patio doors to rear which lead to a private enclosed garden. The Dining area is entered through an archway from the Lounge providing ample space for all your formal dining needs.



On the upper floor can be found three good sized double Bedrooms, all of which have large built-in mirrored wardrobes providing ample storage facilities. On this floor can also be found the large modern family bathroom. This is a good sized bright room with heated towel rail, fitted with a three-piece suite in white, mosaic tiling, shower over bath and oak flooring.



Outside the property to the rear is a large enclosed private garden laid out in slabs and grass.

There is a driveway to the front with ample parking space for two cars and large Garage with a newly fitted electric door.

There are good quality solid oak and glass panelled doors throughout.

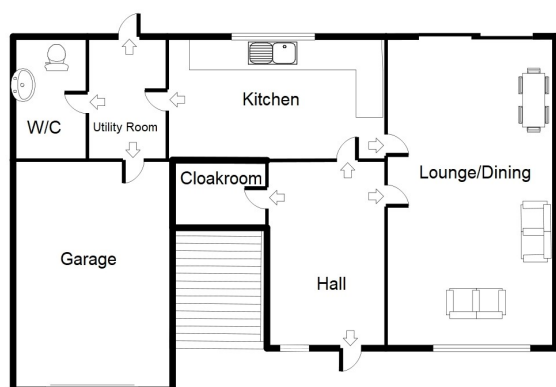
This delightful house is in immaculate condition and would make a lovely family home.

If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on
01309 673836

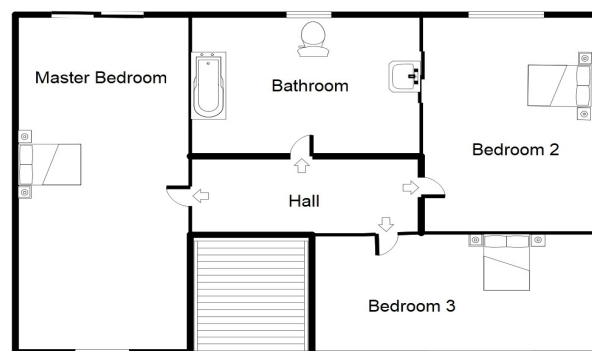
- Lounge/Dining Area: 6.67m x 3.45m (21'10" x 11'4")
- Kitchen: 3.18m x 2.97m (10'5" x 9'9")
- Utility Room: 2.61m x 1.73m (8'6" x 5'8")
- W.C: 1.68m x 0.88m (5'6" x 2'10")
- Master Bedroom: 3.30m x 4.02m (10'10" x 13'2")
- Bedroom 2: 3.52m x 3.08m (11'6" x 10'1")
- Bedroom 3: 3.13m x 3.74m (10'3" x 12'3")
- Bathroom: 2.07m x 2.49m (6'9" x 8'2")
- Garage: 5.74m x 3.48m (18'10" x 11'5")



Ground Floor



Upper Floor



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

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.