

## 10 Knockomie Rise, Forres, IV36 2HG



A rare opportunity has arisen to purchase this attractive three bedroomed semi-detached Bungalow situated in a popular residential location of the picturesque town of Forres.

SEMI-DETACHED BUNGALOW

THREE BEDROOMS

FREEHOLD

DESIRABLE RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

GAS CENTRAL HEATING

TIMBER DOUBLE GLAZING

GARAGE

DRIVEWAY

COUNCIL TAX BAND D

EPC RATING C

F295

Offers Over  
£185,000

This well presented three bedroomed semi-detached Bungalow is located in a desirable residential area close to all local amenities, shops and transport links. The well proportioned property benefits from Timber Double Glazing and Gas Central Heating.

The good sized accommodation comprises: large modern dining Kitchen incorporating a good range of wall and base mounted units, integrated oven, hob and cooker hood, together with space to facilitate a large family dining table, bright and airy Lounge with bay window to the front allowing natural light to flood in, three good sized double Bedrooms and a nicely decorated Shower Room incorporating large walk-in shower cubicle.

Outside, the property sits in gardens to both the front and rear, the front garden is laid to lawn and the privately enclosed back garden is laid to gravel with a slabbed area for ease of maintenance. Driveway and Garage.

All white goods are included in the sale and some items of furniture are available by separate negotiation.

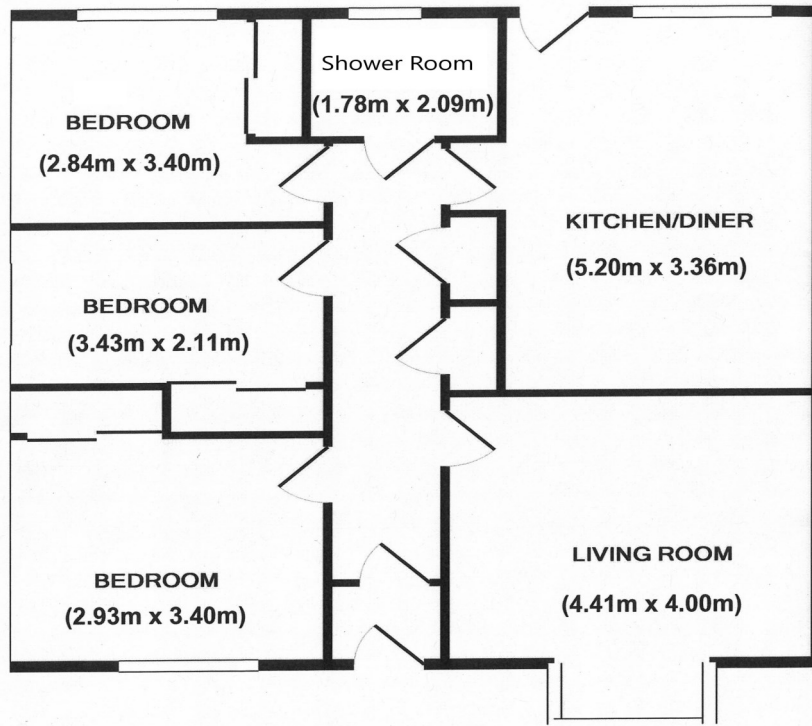
This delightful property would make an ideal family home and an internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.





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

- Lounge: 4.41m x 4.00m
- Kitchen/Diner: 5.20m x 3.36m
- Bedroom 1: 2.93m x 3.40m
- Bedroom 2: 3.43m x 2.11m
- Bedroom 3: 2.84m x 3.40m
- Shower Room: 1.78m x 2.09m
- Garage: 5.69m x 3.40m



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.

