

**\*\*REDUCED PRICE—£10,000 UNDER VALUATION\*\***

## 4 Scott Street, Forres, IV36 2AJ



We are delighted to offer this modern and well presented two bedroom end-terraced “new build” house located in the stunning Woodroffe Grange Development built by renowned builders “Tulloch Homes”.

END-TERRACED HOUSE

TWO BEDROOMS

FREEHOLD

DESIRABLE RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

AIR SOURCE HEAT PUMP CENTRAL HEATING

UPVC DOUBLE GLAZING

SHARED PARKING

FACTORING APPROX. £23.76 p.m.

COUNCIL TAX BAND C

EPC RATING B

**F314**

Fixed Price  
£180,000

This well presented two bedroomed end-terraced house is situated in the newly built Woodroffe Grange Development and is located close to a number of scenic woodland walks, cycle routes, play park, dentist, coffee shop and a convenience store. The bright and well proportioned property benefits from UPVC Double Glazing and Air Source Heat Pump Central Heating.

The good sized accommodation comprises: nicely decorated downstairs cloakroom with w.c., bright and spacious Lounge with window to the front allowing natural light to flood in, modern high spec. fully fitted Dining Kitchen providing ample room to accommodate a family sized dining table together with a good selection of wall and base mounted units, integrated oven, hob, cooker hood and French Doors leading out to the back garden. On the upper floor can be found two good sized Double Bedrooms, one of which incorporates built in double mirrored wardrobes providing ample storage facilities and a stylish Family Bathroom with three piece suite, shower over bath and under sink storage.

Outside, the property is laid to lawn to both front and rear. The privately enclosed back garden also boasts a slabbed area and timber shed together with an outside tap.

This delightful property is located in a desirable residential location and would make a lovely family home. A viewing is highly recommended to appreciate the bright and spacious accommodation on offer.

All floor coverings, blinds, light fittings and integrated appliances are included in the sale.

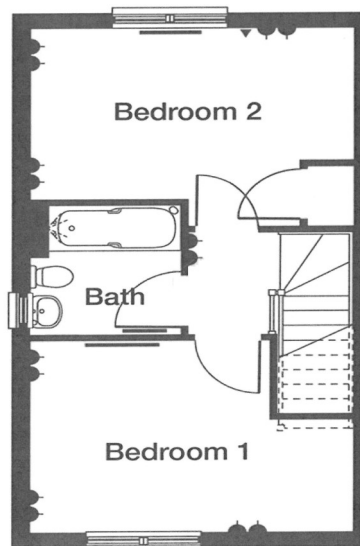
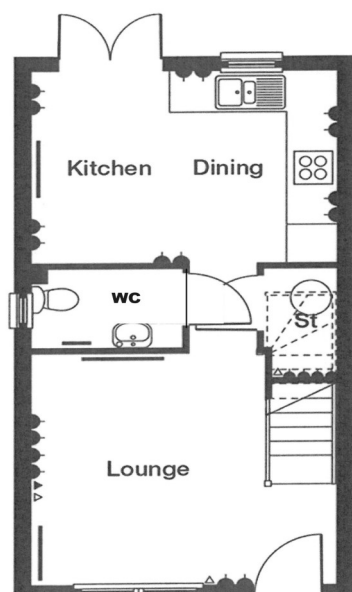








- Lounge: 4.91m x 3.65m (13'9" x 12'0")
- Dining Kitchen: 3.04m x 4.14m (10'0" x 13'7")
- W.C.: 1.24m x 2.08m (4'1" x 6'10")
- Bedroom 1: 4.19m x 3.42m (13'9" x 11'3")
- Bedroom 2: 2.99m x 4.21m (9'10" x 13'10")
- Bathroom: 1.93m x 2.00m (6'4" x 6'7")



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.