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## 4 Burdshaugh, Forres, IV36 1NQ



We are delighted to offer this traditional stone built three bedroom semi-detached house situated in a quiet residential area of the picturesque town of Forres.

**TRADITIONAL STONE BUILT SEMI-DETACHED HOUSE**

**BEAUTIFULLY PRESENTED**

**THREE BEDROOMS**

**FREEHOLD**

**PRIVATELY ENCLOSED LOW MAINTENANCE-GARDENS**

**SOLID FUEL HEATING**

**TRADITIONAL SINGLE CASE SASH & TIMBER DOUBLE GLAZING**

**STREET PARKING**

**WOOD BURNER**

**COUNCIL TAX BAND D**

**EPC RATING F**

**Offers Over  
£235,000**

This immaculately presented traditional stone built three bedroomed semi-detached house is located in a quiet residential location close to all local amenities, shops and transport links.

The well proportioned property benefits from a mix of traditional Sash and Single Case Glazing together with Timber Double Glazing and Solid Fuel Heating.

The good sized accommodation comprises: bright and spacious Lounge with a wood burner to the centre of the room creating a lovely focal point, modern country style Kitchen/Diner benefitting from a good range of wall and base mounted units, leisure cooker, cooker hood and a welsh dresser which is included in the sale, Utility Room providing additional washing and storage facilities, three good sized Double Bedrooms all benefitting from working fireplaces and a stylish Family Bathroom incorporating a three piece suite in white and heated towel rail.

Some of the furniture is available by separate negotiation. All of the chimneys were restored 20 years ago.

Outside, the property sits in privately enclosed gardens. The rear garden is laid to gravel and slabs for ease of maintenance. Timber Shed and Coal Bunker.

This charming property retains many original features throughout and would make an ideal family home. An internal viewing is highly recommended to appreciate the bright, spacious accommodation and attractive decor 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:	4.88m x 4.18m	(16'0" x 13'8")
Entrance Hallway:	3.39m x 1.25m	(11'1" x 4'1")
Kitchen/Diner:	4.48m x 3.78m	(14'8" x 12'5")
Utility Room:	3.38m x 2.31m	(11'1" x 7'6")
Bedroom One:	4.88m x 4.09m	(16'0" x 13'5")
Bedroom Two:	4.79m x 4.06m	(15'8" x 13'4")
Bedroom Three:	4.88m x 4.11m	(16'0" x 13'6")
Bathroom:	3.30m x 2.29m	(10'10" x 7'6")
Shed:	6.16m x 2.52m	(20'2" x 8'3")



#### 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.