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## 9 Redwing Wynd, Forres, IV36 2NU



We are delighted to offer this immaculately presented three bedroomed semi-detached house situated in a much sought after and desirable residential area of the picturesque town of Forres.

SEMI-DETACHED HOUSE  
THREE BEDROOMS  
IMMACULATLY PRESENTED  
FREEHOLD  
DESIRABLE RESIDENTIAL AREA  
ENCLOSED GARDENS  
HYBRID HEATING SYSTEM  
UPVC DOUBLE GLAZING  
DRIVEWAY  
COUNCIL TAX BAND D  
EPC RATING B

Offers Over  
£225,000

**F338**

This well presented three bedroomed semi-detached house located in the popular “Springfield” Housing Development is in walk-in condition throughout. The well proportioned property benefits from UPVC Double Glazing and Hybrid Central Heating. The good sized accommodation comprises: exceptionally bright and spacious Lounge with large window to the front allowing natural light to flood in, modern fully fitted high spec. Kitchen/Diner with a good selection of wall and base mounted units, integrated oven, microwave, washing machine, hob, dishwasher, fridge freezer and breakfast bar. There is a separate Dining Area providing ample space for a family sized dining table with French Doors leading out to the rear garden, together with a nicely decorated downstairs w.c. located off the Hallway. On the upper floor can be found three good sized double Bedrooms incorporating built in wardrobes providing ample storage facilities, a stylish en-suite Shower Room located off the Master Bedroom and a beautifully decorated Family Bathroom incorporating three piece suite, shower over the bath and under sink storage. Outside, the property sits in enclosed gardens to both the front and rear, laid to lawn with a slabbed patio area to the back providing a lovely space for entertaining or catching the afternoon sun. There is a loc bloc driveway providing ample parking facilities.

The shed, curtains and blinds are **not included** in the sale.

This is a beautifully presented property in walk-in condition throughout. An internal viewing is highly recommended to appreciate the spacious, attractive accommodation and contemporary décor on offer.



















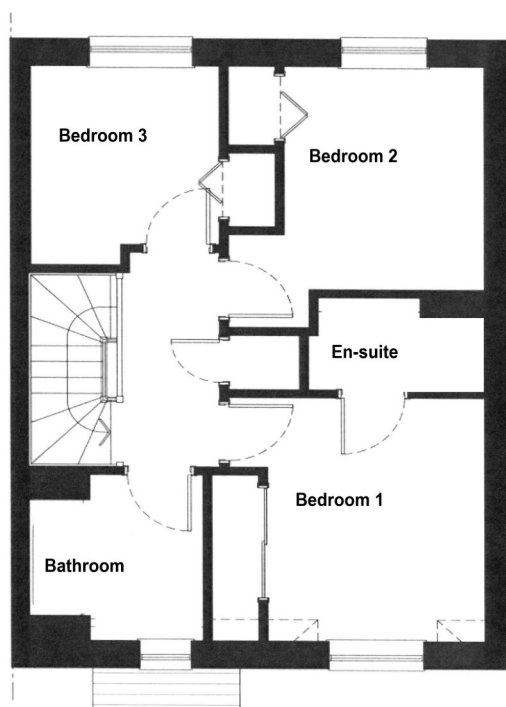
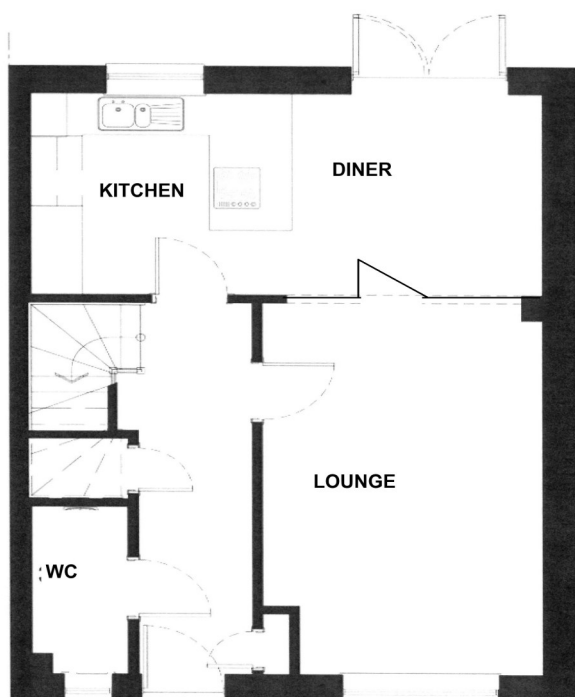




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01309 673836**



Lounge:	5.41m x 3.23m	(17'9" x 10'7")
Hallway:	5.41m x 1.29m	(17'9" x 4'3")
Kitchen/Diner:	5.88m x 2.92m	(19'3" x 9'7")
W.C.:	2.42m x 1.10m	(7'11" x 3'7")
Bedroom 1:	3.55m x 2.81m	(11'8" x 9'3")
En-suite:	2.26m x 1.37m	(7'5" x 4'6")
Bedroom 2:	3.28m x 2.59m	(10'9" x 8'6")
Bedroom 3:	2.45m x 2.92m	(9'7" x 8'0")
Bathroom:	2.27m x 2.44m	(7'5" x 7'11")



#### 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.