

91 High Street, Forres, IV36 1AA



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## 11C High Street, Forres, IV36 1BU



We are delighted to offer this immaculately presented detached 3/4 bedroom Bungalow situated in an ideal central location.

DETACHED BUNGALOW  
THREE/FOUR BEDROOMS  
BEAUTIFULLY PRESENTED  
IDEAL LOCATION  
FREEHOLD  
MATURE LOW MAINTENANCE GARDENS  
CONSERVATORY  
OIL CENTRAL HEATING  
UPVC DOUBLE GLAZING  
GARAGE  
GRAVEL DRIVEWAY  
COUNCIL TAX BAND D  
EPC RATING D

Offers Over  
£250,000

This well presented 3/4 bedroomed detached Bungalow is situated in an ideal central location close to all amenities, shops and transport links.

The well proportioned property benefits from UPVC Double Glazing and Oil Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with bay window allowing natural light to flood in, Conservatory, modern fully fitted dining Kitchen incorporating a good range of wall and base mounted units, integrated double oven and hob, Utility Room, three good sized Double Bedrooms, Study/Fourth Bedroom and a Family Shower Room.

Outside, the property sits in privately enclosed mature, low maintenance gardens. Large gravel Driveway and Garage.

This property is beautifully presented throughout and would make an ideal family home.

An internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.

















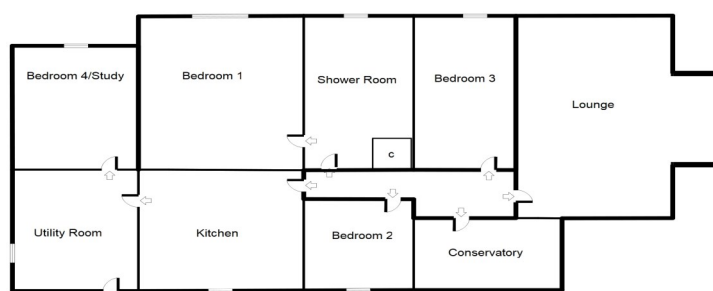
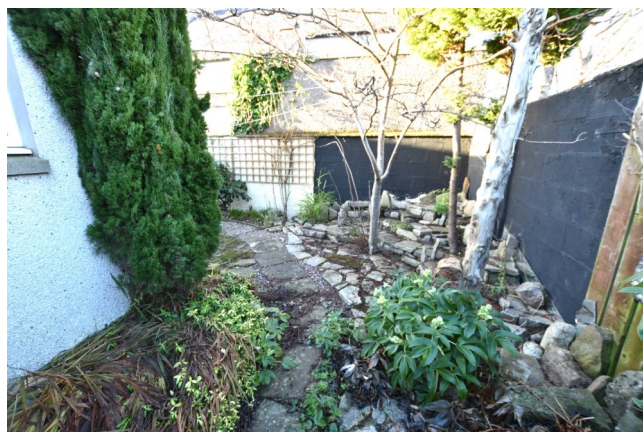








Lounge:	5.45m x 5.42m	(17'10" x 17'9")
Conservatory:	3.91m x 2.39m	(12'10" x 7'10")
Kitchen/Diner:	4.33m x 3.42m	(14'2" x 11'3")
Utility Room:	3.00m x 3.23m	(9'10" x 10'7")
Bedroom One:	3.33m x 3.51m	(10'11" x 11'6")
Bedroom Two:	3.52m x 3.42m	(11'7" x 11'2")
Bedroom Three:	3.16m x 3.27m	(10'4" x 10'9")
Study/Bedroom 4:	3.12m x 3.23m	(10'3" x 10'7")
Shower Room:	2.31m x 2.22m	(7'7" x 7'4")
Garage:	5.43m x 3.61m	(17'10" x 11'10")



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.