

61 Drumduan Park, Forres, IV36 1GF



We are delighted to offer this attractive two bedroomed semi-detached house situated in a popular residential area of the picturesque town of Forres.

SEMI-DETACHED HOUSE

TWO BEDROOMS

FREEHOLD

DESIRABLE RESIDENTIAL AREA

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

CAR PORT

DRIVEWAY

STONE SHED

WELL MAINTAINED FRONT & REAR GARDENS

COUNCIL TAX BAND C

EPC RATING C

F349

Offers Over
£160,000

This well presented two bedroomed semi-detached house is located in a popular residential area and is in good condition throughout. The well proportioned property benefits from UPVC Double Glazing and Gas Central Heating.

The good sized accommodation comprises: spacious Lounge with electric fireplace to the centre of the room creating a lovely focal point, bright and modern Kitchen benefitting from a good range of wall and base mounted units, integrated oven and hob, two good sized double bedrooms incorporating built in cupboards providing ample storage facilities and Bathroom with three piece suite and shower over the bath.

Outside, the property sits in well maintained gardens. The rear garden is privately enclosed, laid to lawn with a slabbed area providing an ideal space for entertaining or catching the sun. There is a selection of mature shrubs and bushes with a rear gate leading onto Clovenside Lane which provides an ideal area for walking.

Stone shed, car port and driveway.

This attractive property is set in a popular residential location and would make a lovely home. Viewing is highly recommended to appreciate the 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

- Vestibule: 1.09m x 1.12m (3'7" x 3'8")
- Lounge: 5.50m x 3.91m (18'1" x 12'10")
- Rear Porch/Utility: 1.82m x 1.74m (5'11" x 5'9")
- Kitchen: 3.88m x 2.25m (12'9" x 8'3")
- Bedroom 1: 3.91m x 2.52m (12'10" x 8'3")
- Bedroom 2: 3.91m x 2.56m (12'10" x 8'5")
- Bathroom: 1.90m x 1.93m (6'3" x 6'4")
- Stone Shed: 4.27m x 1.55m (14'0" x 5'1")



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.