

****CLOSING DATE—FRIDAY 12TH SEPTEMBER @ 12 NOON****

4 Scott Road,
Forres, IV36 2PS



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

SEMI-DETACHED HOUSE

THREE BEDROOMS

FREEHOLD

POPULAR RESIDENTIAL AREA

PRIVATELY ENCLOSED REAR GARDEN

AIR SOURCE HEAT PUMP CENTRAL HEATING

UPVC DOUBLE GLAZING

DRIVEWAY

COUNCIL TAX BAND D

EPC RATING C

F384

Offers Over
£220,000

This immaculately presented three bedroomed semi-detached house is located in a desirable residential area and is in excellent condition throughout. The well proportioned property benefits from UPVC Double Glazing and an Air Source Heat Pump.

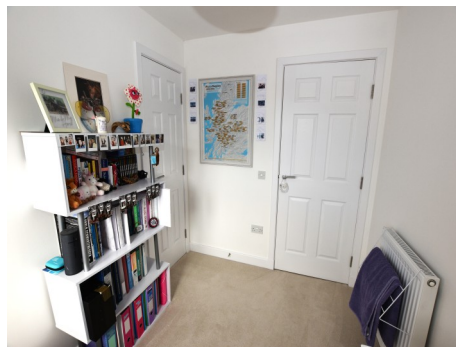
The good sized accommodation comprises: nicely presented downstairs Shower Room, exceptionally bright and spacious Lounge with large window to the front allowing natural light to flood in, modern fully fitted Kitchen/Diner benefitting from a good range of wall and base units, integrated fridge/freezer, single oven, microwave, dishwasher, washing machine, gas hob and extractor hood. There is a separate dining area providing ample room to accommodate a large family dining table with French Doors leading out to the garden. On the upper floor can be found three good sized double bedrooms all incorporating built in wardrobes providing additional storage and a stylish Family Bathroom benefitting from a heated towel ladder, three piece suite, shower over the bath and under sink storage.

Some of the curtains are included in the sale.

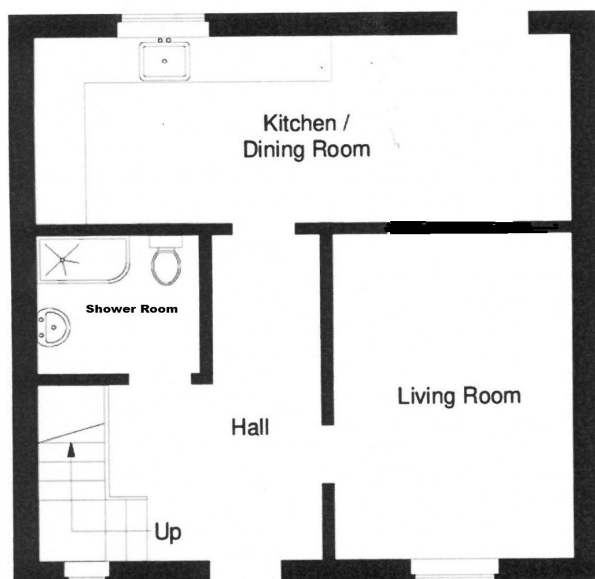
Outside, the property sits in gardens to both the front and rear. The front garden is laid to lawn with the privately enclosed back garden also laid to lawn with a patio area providing an ideal space for entertaining or catching the sun. There is a driveway providing ample parking and a Timber Shed.

This beautifully presented property is situated in a popular residential location and would make a lovely family home. Viewing is highly recommended to appreciate the attractive décor and bright, spacious accommodation on offer.

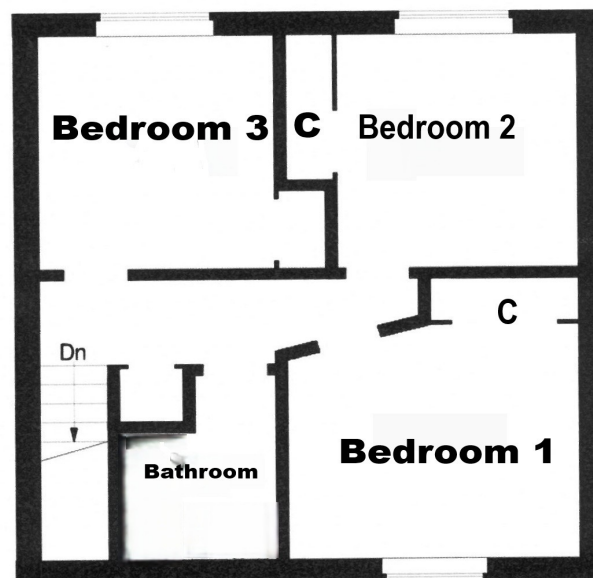




- Lounge: 4.41m x 3.14m (14'6" x 10'3")
- Hallway: 4.39m x 3.14m (14'5" x 10'4")
- Kitchen/Diner: 6.34m x 2.32m (20'10" x 7'7")
- Shower Room: 1.99m x 1.75m (6'7" x 5'9")
- Bedroom 1: 3.33m x 2.91m (10'11" x 9'7")
- Bedroom 2: 3.11m x 2.99m (10'2" x 9'9")
- Bedroom 3: 2.91m x 2.17m (9'6" x 7'2")
- Bathroom: 2.62m x 1.88m (8'7" x 6'2")



Ground Floor



First Floor

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.