

91 High Street, Forres, IV36 1AA



01309 673836



forres@clunys.co.uk



www.clunys.co.uk

23 Brander Gardens, Forres, IV36 2QD



This immaculate linked three bedroom semi-detached house with integral garage is located in a quiet cul-de-sac of the picturesque town of Forres.

LINKED SEMI-DETACHED HOUSE
THREE BEDROOMS
POPULAR RESIDENTIAL AREA
IMMACULATELY PRESENTED
FREEHOLD
PRIVATELY ENCLOSED REAR GARDEN
GAS CENTRAL HEATING
TRIPLE GLAZING
OFF-STREET PARKING
INTEGRAL GARAGE
DRIVEWAY
COUNCIL TAX BAND E
EPC RATING B

Offers Over
£260,000

This immaculately presented three bedroomed linked semi-detached house is situated in a popular residential location of the picturesque town of Forres.

The well proportioned property benefits from Triple Glazing and Gas Central Heating.

The good sized accommodation comprises: bright and spacious Lounge with window to the front allowing natural light to flood in, nicely presented downstairs Shower Room with large walk-in shower cubicle, modern fully fitted Kitchen benefitting from a good range of wall and base mounted units, integrated oven, gas hob, microwave and cooker hood. Off the Lounge can be found a bright and airy Sun Room creating an ideal relaxation space with French Doors leading out to the back garden.

On the upper floor are three good sized double bedrooms all benefitting from built in wardrobes providing additional storage together with a stylish Family Bathroom incorporating a three piece suite, shower over the bath, heated towel ladder and under sink storage.

Outside, the property has a double paved driveway to the front providing parking for up to three cars with an adjacent gravelled hardstanding. The privately enclosed rear garden is fully fenced and laid mostly to lawn with a separate patio area providing an ideal spot for relaxing or catching the sun.

Integral Garage.

This property is in walk-in condition throughout and would make a lovely family home.

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

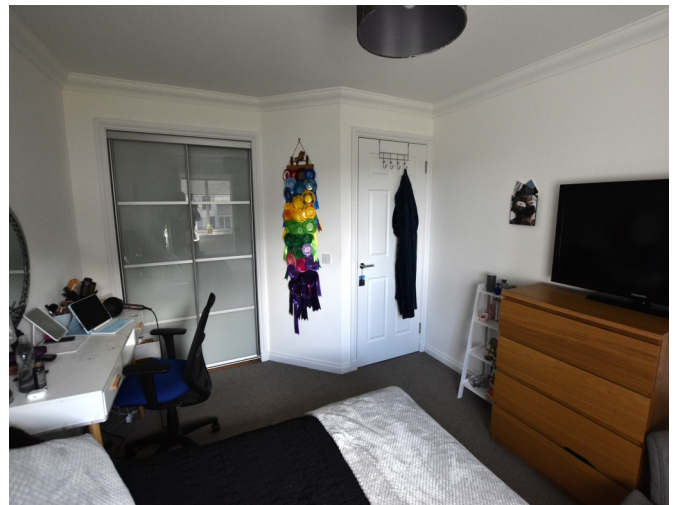




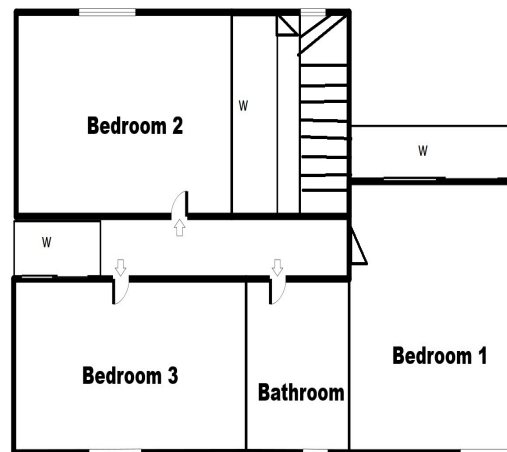
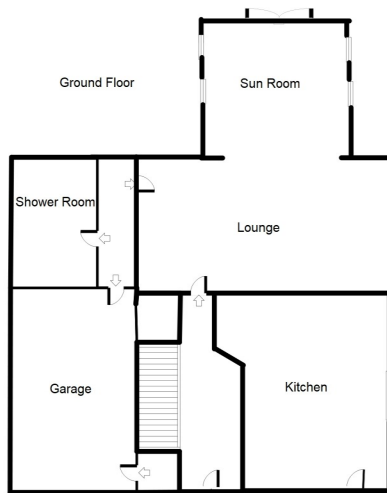








Lounge:	5.38m x 3.75m (17'8" x 12'4")
Sun Room:	3.69m x 2.96m (12'1" x 9'8")
Hallway:	2.97m x 3.60m (9'8" x 11'10")
Kitchen:	3.61m x 3.34m (11'10" x 11'0")
Shower Room:	2.06m x 1.77m (6'9" x 5'10")
Bedroom One:	4.58m x 3.00m (15'10" x 9'10")
Bedroom Two:	3.07m x 2.81m (10'1" x 9'3")
Bedroom Three:	3.85m x 3.28m (12'8" x 10'9")
Bathroom:	3.23m x 1.96m (10'7" x 6'5")
Garage:	5.22m x 3.04m (17'2" x 10'0")



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.