

****REDUCED PRICE** £20,000 UNDER VALUATION **REDUCED PRICE****

Greenacres, 6 Sanquhar Drive, Forres, IV36 1DQ



We are thrilled to present this delightful two bedroom detached Bungalow, nestled in one of the most sought-after residential areas of the picturesque town of Forres.

This home offers a quiet setting, ideal for those seeking a peaceful lifestyle.

DETACHED BUNGALOW

TWO BEDROOMS

FREEHOLD

DESIRABLE RESIDENTIAL AREA

**PRIVATELY ENCLOSED WRAP AROUND-
GARDENS**

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

DETACHED GARAGE

COUNCIL TAX BAND E

EPC RATING D

**O.I.R.O.
£200,000**

This nicely presented two bedroomed detached bungalow is located in a highly sought after and desirable residential area, within a short walking distance from the picturesque Sanquhar Pond, Forres Swimming Pool/Fitness Centre and both Primary and Secondary Schools. The property features Double Glazing and Gas Central Heating and is in good condition throughout offering a welcoming living space, though some modernisation would enhance it further.

The generously sized accommodation offers a bright and spacious lounge perfectly positioned to capture stunning panoramic views of the surrounding hills. An electrically controlled awning has also been installed, ideal for relaxing in comfort whilst enjoying the scenery. The well appointed kitchen/diner includes a comprehensive range of wall and base mounted units complimented by an integrated hob and cooker hood. A stylish breakfast bar offers an informal dining option, whilst a separate dining area provides ample space for a large family dining table, perfect for hosting gatherings.

This charming home boasts two sizeable double bedrooms, each equipped with built in wardrobes which deliver excellent storage solutions. The family Bathroom includes a four piece suite incorporating a walk-in shower cubicle.

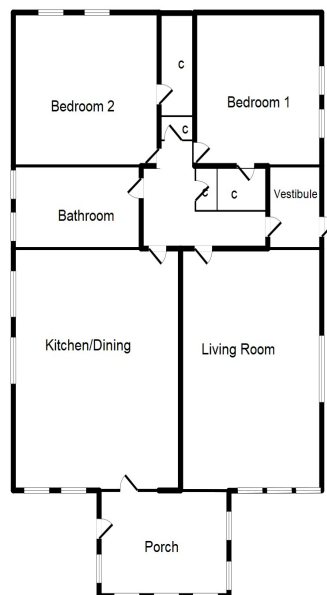
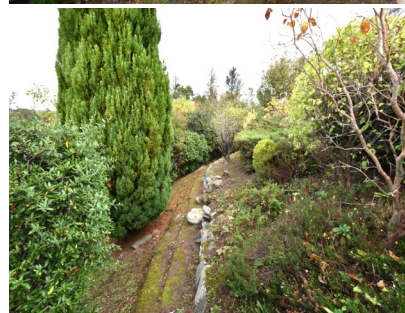
The property is nestled within privately enclosed wrap around sloped gardens with a slabbed area to the side perfect for catching the sun. The outdoor space is thoughtfully framed by an array of mature shrubs, bushes and trees creating a tranquil and picturesque setting.

This attractive residence enjoys a prime location and offers generous living/storage space with scope for converting the loft area, making it an ideal home. A viewing is highly recommended to fully appreciate the spacious accommodation available.





- Porch: 2.12m x 1.61m (6'11" x 5'3")
- Vestibule: 2.05m x 1.12m (6'9" x 3'8")
- Lounge: 5.45m x 3.61m (17'11" x 11'10")
- Kitchen/Diner: 3.75m x 5.36m (12'3" x 17'7")
- Bedroom 1: 3.62m x 3.24m (11'11" X 10'7")
- Bedroom 2: 3.62m x 3.01m (11'11" x 9'10")
- Bathroom: 2.74m x 2.14m (9'0" x 7'0")



SKETCH PLAN NOT TO

CATION ONLY

SCALE FOR IDENTIFI-

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other

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.