

## 2 Plasmon Houses, Fleurs Place, Forres, IV36 1LX



We are delighted to offer this two bedroom semi-detached Bungalow located in an ideal location close to all local amenities, schools, shops and transport links of the picturesque town of Forres.

**SEMI-DETACHED BUNGALOW**

**TWO BEDROOMS**

**NICELY PRESENTED**

**FREEHOLD**

**PRIME LOCATION**

**PRIVATELY ENCLOSED GARDENS**

**GAS BACK BOILER CENTRAL HEATING**

**UPVC DOUBLE GLAZING**

**CONVERTED DETACHED DOUBLE GARAGE**

**DRIVEWAY**

**COUNCIL TAX BAND B**

**EPC RATING E**

**Offers Over  
£180,000**

We are pleased to present this charming two bedroom semi-detached bungalow, ideally situated within easy reach of local amenities, schools, shops, and excellent transport links in the picturesque town of Forres. This well located home offers comfortable living in a desirable and convenient setting.

The well proportioned property benefits from UPVC Double Glazing and Gas Back Boiler Central Heating.

Offering generously sized accommodation, this home features a bright and spacious lounge with a central gas fireplace set within an attractive brick surround. The well-equipped kitchen provides an excellent range of wall and base units.

There are two double bedrooms together with a nicely presented family bathroom including a three-piece suite and shower over the bath.

Outside, the property enjoys privately enclosed gardens to the front, side and rear, mainly laid to lawn and bounded by timber fencing, with additional paved and gravelled areas. The rear garden features raised decking offering an ideal space for entertaining or relaxing in the sun.

A standout feature is the converted, detached double garage, currently arranged as a stylish bar and entertaining area with an additional storage area. This versatile space is fully serviced with lighting, power, double glazing and water. To the side, a private driveway offers convenient off-street parking.

An internal viewing is highly recommended to appreciate the generous living space, well appointed rooms, and overall comfort that the property provides.

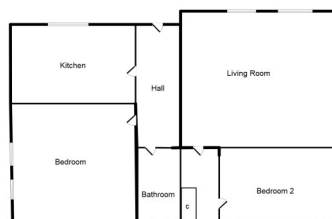








- Vestibule: 3.30m x 1.50m (10'10" x 4'11")
- Lounge: 5.48m x 3.65m (17'12" x 11'12")
- Kitchen: 3.62m x 2.11m (11'10" x 6'11")
- Bedroom 1: 3.61m x 3.63m (11'10" x 11'11")
- Bedroom 2: 4.12m x 2.57m (13'6" x 8'5")
- Bathroom: 2.42m x 1.48m (7'11" x 4'10")
- Bar: 5.38m x 4.30m (17'8" x 14'1")
- Workshop: 5.73m x 1.99m (18'10" x 6'6")



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.