

13 Mannachie Grove, Forres, IV36 2WE



We are delighted to present this beautifully maintained two bedroom semi-detached bungalow, ideally situated in a much sought after residential neighbourhood of the vibrant town of Forres.

SEMI-DETACHED BUNGALOW
TWO DOUBLE BEDROOMS
FREEHOLD
DESIRABLE RESIDENTIAL AREA
PRIVATELY ENCLOSED GARDENS
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
SINGLE GARAGE
DRIVEWAY
COUNCIL TAX BAND D
EPC RATING C
F400

Offers Over
£200,000

This beautifully presented two bedroom semi-detached bungalow is located in a highly desirable residential area and is offered to the market in walk-in condition throughout. The home enjoys generous room proportions and benefits from UPVC double glazing and gas central heating.

The accommodation offers an excellent sense of space throughout, featuring an exceptionally bright and generously sized open plan lounge and dining area. A large front facing window illuminates the room, creating a warm and inviting atmosphere. To the rear, patio doors open from the dining area onto the garden, providing a lovely outlook and further enhancing the room with abundant natural light. The modern, fully fitted kitchen features a generous selection of wall and base units, along with an integrated oven and hob. The property also offers two well proportioned double bedrooms, one of which has built in mirrored wardrobes providing excellent storage space. Completing the home is a stylish shower room, equipped with under-sink storage and a spacious walk-in shower cubicle.

Externally, the property enjoys privately enclosed gardens to the front, side, and rear. The front garden is designed for low maintenance, laid to gravel and enhanced with a selection of mature shrubs and bushes. To the rear, the garden is mainly laid to lawn and complimented by a slabbed patio area, creating an ideal space for soaking up the sun or entertaining guests.

A generous driveway provides ample off-street parking for multiple vehicles and leads directly to the garage.

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





- Lounge/Diner: 4.13m x 4.91m
- Diner: 2.69m x 3.81m
- Kitchen: 3.49m x 2.27m
- Bedroom 1: 2.39m x 3.15m
- Bedroom 2: 2.39m x 2.21m
- Shower Room: 2.37m x 1.57m

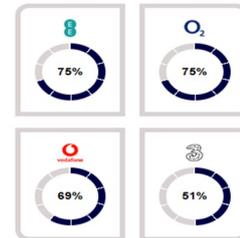
What3words:- [///sulked.cute.abstracts](https://www.what3words.com/sulked.cute.abstracts)

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	16 Mbps	1 Mbps	✓
Superfast	55 Mbps	9 Mbps	✓
Ultrafast	1800 Mbps	220 Mbps	✓

Networks in your area - [Openreach](#)

Performance across your postal district

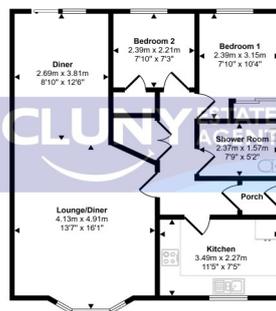
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.



Performance scores should be considered as a guide since there can be local variations.



Approx Gross Internal Area
65 sq m / 715 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.

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.

