

## 76 Anderson Crescent, Forres, IV36 1NE



We are delighted to offer this two bedroom end-terraced house located in a popular residential area of the vibrant market town of Forres.

END-TERRACED HOUSE

TWO BEDROOMS

FREEHOLD

POPULAR RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

DRIVEWAY

WOODEN GARAGE

COUNCIL TAX BAND A

EPC RATING D

**F348**

Offers Over  
£110,000

This nicely presented end-terraced home is set within a popular and quiet residential area close to local amenities, shops, and excellent transport links. There are a number of scenic woodland walks located nearby. Offering well-proportioned accommodation throughout, the property benefits from UPVC double glazing and gas central heating, ensuring year-round comfort and efficiency.

The spacious open-plan kitchen and lounge is exceptionally bright, featuring a well appointed kitchen with an excellent range of base units, along with an integrated oven and hob. A separate utility room offers additional washing and storage facilities. The lounge centres around a charming wood-burning stove, creating a warm and inviting focal point, while French doors open directly onto the rear garden, leading out to a decked seating area.

There are two generously sized double bedrooms and a stylish shower room complete with a walk-in corner cubicle, heated towel ladder and under-sink storage.

Externally, the home enjoys private enclosed gardens to both the front and rear, mainly laid to lawn offset with a selection of mature shrubs. The rear garden also features a decked seating area, ideal for relaxing or entertaining. A private driveway and wooden garage provide convenient off-street parking.

This is a lovely property in a sought-after location and would make an ideal home for a couple, small family, or downsizer. Viewing is highly recommended to appreciate the space and quality of accommodation on offer.

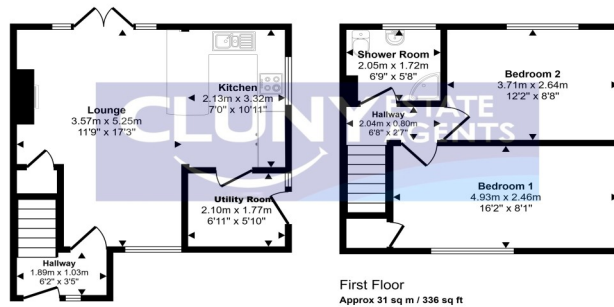




- Kitchen: 2.13m x 3.32m (7'0" x 10'11")
- Lounge: 3.57m x 5.25m (11'9" x 17'3")
- Utility Room: 2.10m x 1.77m (6'11" x 5'10")
- Bedroom 1: 4.93m x 2.46m (16'2" x 8'1")
- Bedroom 2: 3.71m x 2.64m (12'2" x 8'8")
- Shower Room: 2.05m x 1.72m (6'9" x 5'8")



Approx Gross Internal Area  
84 sq m / 686 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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 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.

