

CLUNY ESTATE
AGENTS

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Forres, IV36 1JL



We are delighted to offer this three bedroom detached house situated in a quiet and desirable area of the picturesque town of Forres.

DETACHED HOUSE

THREE BEDROOMS (1 En-suite)

GARAGE

GOOD CONDITION

QUIET RESIDENTIAL AREA

GAS CENTRAL HEATING

COUNCIL TAX BAND D

EPC RATING D

F995

Offers Over
£180,000

We are delighted to offer this three bedroom detached house situated in a quiet and desirable area of the picturesque town of Forres.



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Entrance Hall, Lounge, Kitchen/Diner, Three Bedrooms with one en-suite, Bathroom, Garage, Driveway and Front and Rear Gardens.

An internal viewing of this property is highly recommended to see the full potential of this property.



A UPVC front door leads into an open hallway with stairs leading to the first floor. The bright and airy kitchen/diner is fitted with modern wall & base units offering ample storage and workspace; built-in oven, hob, extractor hood, fridge freezer and dishwasher.

Patio doors lead from the dining area to the rear garden. The lounge is located at the front of the property with a large picture window. Bedroom three completes the ground floor.



The first floor accommodation comprises: Master bedroom with two fitted double wardrobes and en-suite shower room. Bedroom two is a spacious and bright room with a fitted cupboard and the family bathroom is fitted with a modern three-piece suite with a shower over the bath.

The well established gardens are laid mostly to lawn and patio with a mixture of hedges and fences for privacy.

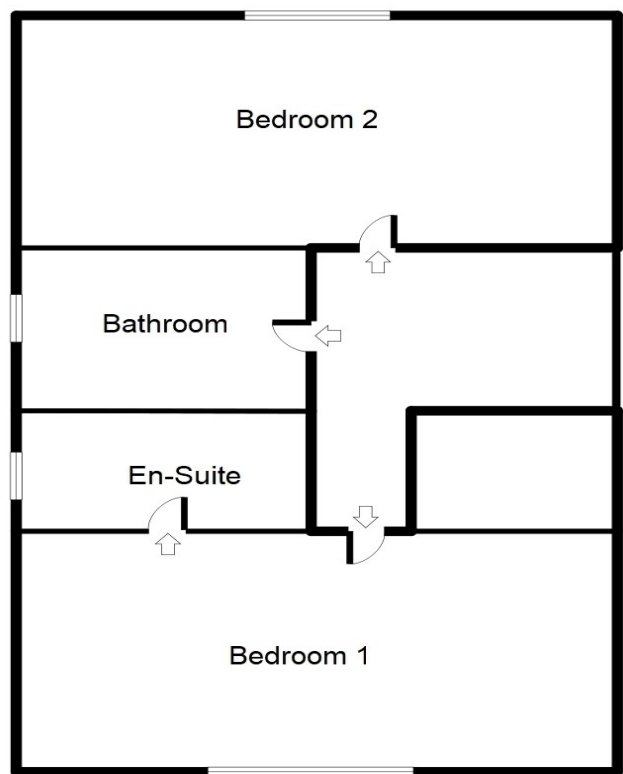
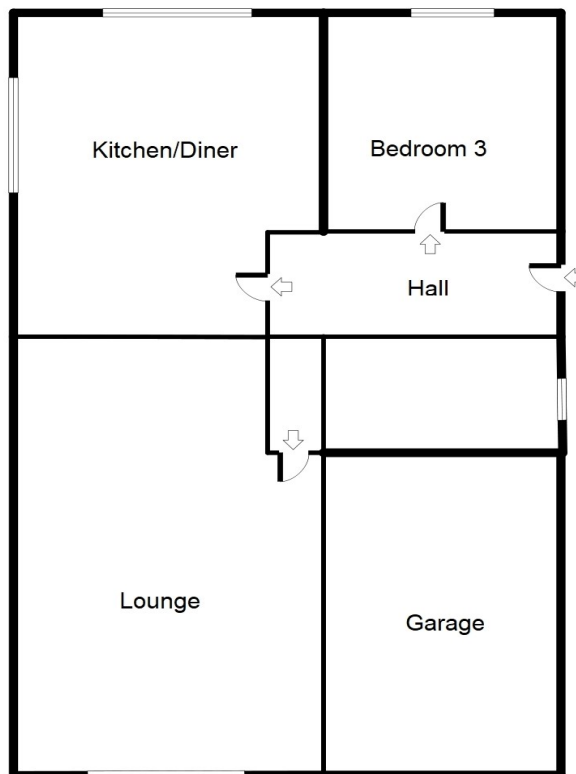
A gravel and paved driveway leads to the garage.



If you are thinking of selling your property, we would be delighted to offer a free valuation.

Please contact us on 01309 673836

- Lounge: 3.6m x 5.69m (11'01" x 18.1')
- Kitchen/Diner: 3.68m x 5.70m (12'00" x 18'0")
- Bedroom 1: 3.58m x 4.32m (11'09' x 14'0")
- En-suite: 1.70m x 1.48m (5'07" x 4'1")
- Bedroom 2: 3.43m x 3.56m (11'00" x 11'1")
- Bedroom 3: 2.50m x 3.11m (8' x 10'0")
- Bathroom: 1.67m x 2.09m (5'06 x 6'1")
- Garage: 2.70 x 4.80m (8'10" x 16'.1")



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.