

CLUNY ESTATE
AGENTS

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8 Knockomie Gardens, Forres, IV36 2TN



We are delighted to offer this three bedroom semi-detached Bungalow situated in a quiet residential location of the picturesque town of Forres.

SEMI-DETACHED BUNGALOW

THREE DOUBLE BEDROOMS

EXCELLENT CONDITION

QUIET RESIDENTIAL AREA

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND D

EPC RATING C

F102

Offers Over
£180,000

We are delighted to offer this three bedroom semi-detached Bungalow situated in a quiet residential location of the picturesque town of Forres.



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Hallway, Lounge, Kitchen, Three Double Bedrooms, Shower Room, Garage (with electric door) and enclosed rear garden. The property has both oak and glazed wooden panelled doors throughout.

This house is excellent decorative order and would make a lovely family home. An internal viewing is highly recommended.

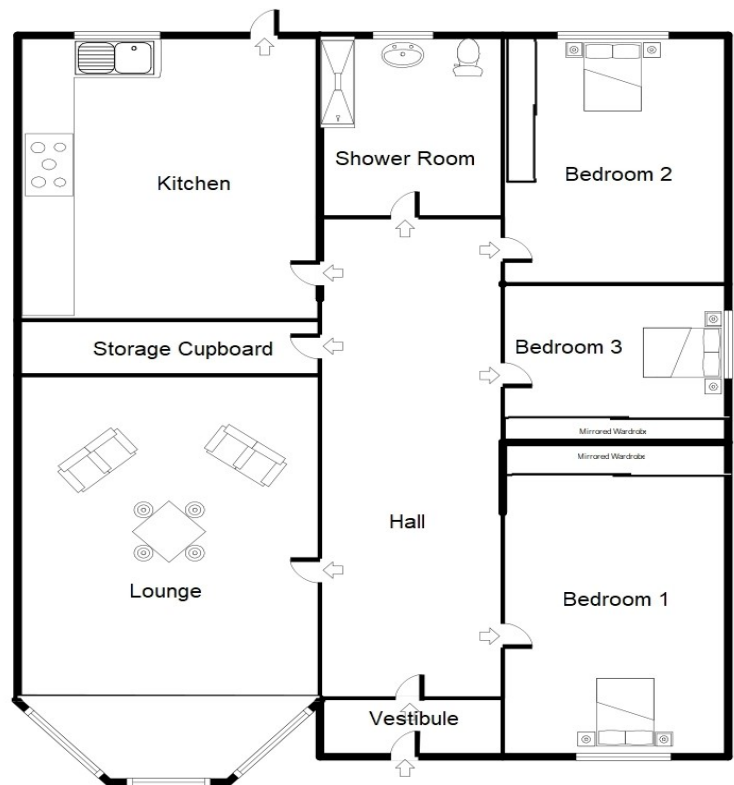
The front door opens to the hallway which houses a storage cupboard and hatch to loft. Off the hallway can be found a bright and spacious lounge with bay window to front allowing natural light to flood in. The Kitchen is another large, bright room, fitted out with modern oak effect wall and base mounted units, integrated oven, hob and cooker hood with contrasting grey marbled worksurfaces, tiling to splashback and contrasting terracotta tiles to floor all of which are finished to a high standard. The Kitchen provides ample space for a family sized dining table for all your informal dining requirements. There are three good sized Double Bedrooms, all of which have built in double mirrored wardrobes providing excellent storage facilities. There is also a modern Shower Room with pedestal wash hand basin, w.c., heated towel rail and separate shower cubicle with modern black/grey speckled effect wet wall.



Outside the property there is a loc bloc driveway to side with Garage incorporating an electric door. The enclosed rear garden is fenced for privacy and laid out to gravel and slabs for ease of maintenance with a decked area for all your entertaining requirements.

If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on
01309 673836

- Vestibule: 1.36m x 1.18m (4'5" x 3'10")
- Hall: 5.60m x 1.20m (18'5" x 3'11")
- Lounge: 4.57m x 3.93m (15'0" x 12'11")
- Kitchen: 4.05m x 3.32m (13'4" x 10'11")
- Bedroom 1: 2.98m x 3.38m (9'9" x 11'1")
- Bedroom 2: 2.83m x 2.49m (9'3" x 8'2")
- Bedroom 3: 3.38m x 2.06m (11'1" x 6'09")
- Shower Room: 1.69m x 2.06m (5'6" x 6'9")



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.