

Ellan Vannin, Robertson Place, Forres, IV36 1EU



We are delighted to offer this two bedroom detached house situated in a quiet but central location of the picturesque town of Forres

DETACHED HOUSE

TWO DOUBLE BEDROOMS

EXCELLENT CONDITION

QUIET RESIDENTIAL AREA

GAS CENTRAL HEATING

DOUBLE GLAZING

GARAGE

COUNCIL TAX BAND D

EPC RATING D

F952

Fixed Price
£165,000

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The property is a short walk to all local amenities of the picturesque town of Forres which offers a range of local shops, supermarkets, restaurants, Schools, Swimming pool/Fitness Centre and Health Centre. Forres is also gifted with award winning gardens which host a number of local events.



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Lounge, Kitchen/Diner, Utility Room, Two Double Bedrooms, en-suite Bathroom, large Family Bathroom, Detached Single Garage, white glazed doors throughout and enclosed private rear garden.

The property has been decorated to a very high standard and an internal viewing is highly recommended.

The property is entered through a white UPVC glazed door which leads into a large spacious vestibule with beautifully engineered wood flooring. Off the vestibule can be found a good sized Dining Kitchen with windows to both front and rear allowing natural light to flood in. The Kitchen has been fitted with pine effect wall and base mounted units with integrated oven, hob and a breakfast bar for casual dining all finished to a very high standard. The large dining area has ample space for a large family dining table for all your formal dining. From the kitchen there is access to the utility room with door leading to an enclosed private garden.



On the upper floor can be found two large double bedrooms housing built in wardrobes providing ample storage facilities. Off the Master Bedroom can be found an en-suite Bathroom which is beautifully decorated with walk-in corner shower cubicle, laminate dark grey effect tiled flooring, chrome heated towel rail and contrasting half height grey and white tiling. The large family Bathroom which is also on this floor has been fitted out with a three piece-suite in white, shower over the bath and beautifully matching grey tiled walls. Large walk in storage cupboard and hall cupboard with ladder to loft.



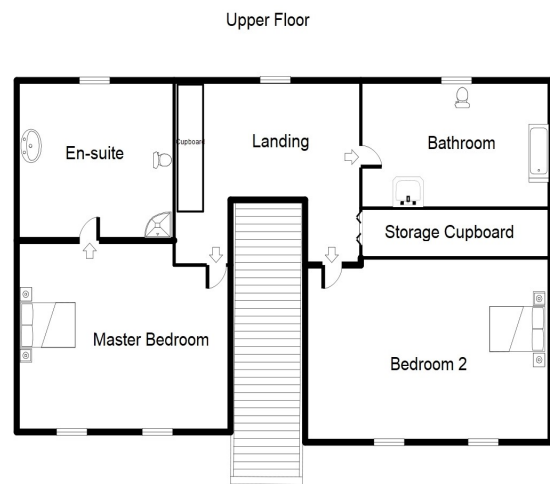
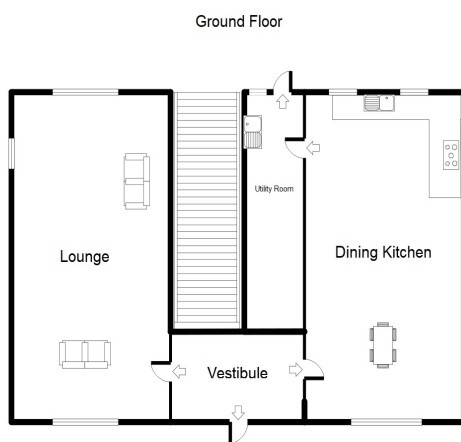
Outside the property there is a large private enclosed rear garden laid out to grass with a detached single Garage.

This is a large, bright and airy property which has been decorated to a very high standard and is in walk-in condition throughout. The property would make a lovely family home.

All light fittings, blinds, dishwasher and fridge are included in the sale.

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

- Vestibule: 1.65m x 1.79m (5'4" x 5'10")
- Lounge: 6.32m x 3.59m (20'9" x 11'9")
- Kitchen/Diner: 6.31m x 2.97m (20'8" x 9'9")
- Utility Room: 2.13m x 1.75m (7'0" x 5'9")
- Master Bedroom: 3.60m x 3.47m (11'9" x 11'4")
- En-suite: 2.62m x 1.88m (8'7" x 6'2")
- Bedroom 2: 2.94m x 3.0m (9'7" x 9'10")
- Bathroom: 1.67m x 2.56m (5'6" x 8'4")
- Large cupboard: 2.57m x 1.38m (8'5" x 4'6")



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.