

CLUNY ESTATE
AGENTS

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21 Hilltop, Forres, IV36 1FW.



We are happy to offer this two bedroom semi-detached bungalow situated in a very desirable cul-de-sac in the picturesque town of Forres.

SEMI DETACHED BUNGALOW

TWO BEDROOMS

QUIET RESIDENTIAL AREA

ELECTRIC STORAGE HEATING

UPVC DOUBLE GLAZING

**VIEWS OUT TOWARDS MORAY
FIRTH**

COUNCIL TAX BAND C

EPC RATING E

F105

Offers Over
£100,000

We are happy to offer this two bedroom semi detached bungalow situated in a very desirable cul-de-sac in the picturesque town of Forres.



The property benefits from Double Glazing and electric storage heating. The good sized accommodation comprises Vestibule, Hallway, Lounge, Kitchen/Diner, Shower Room, Two Bedrooms, Front and rear gardens, grassed area to right hand side of property, driveway and Timber Shed.



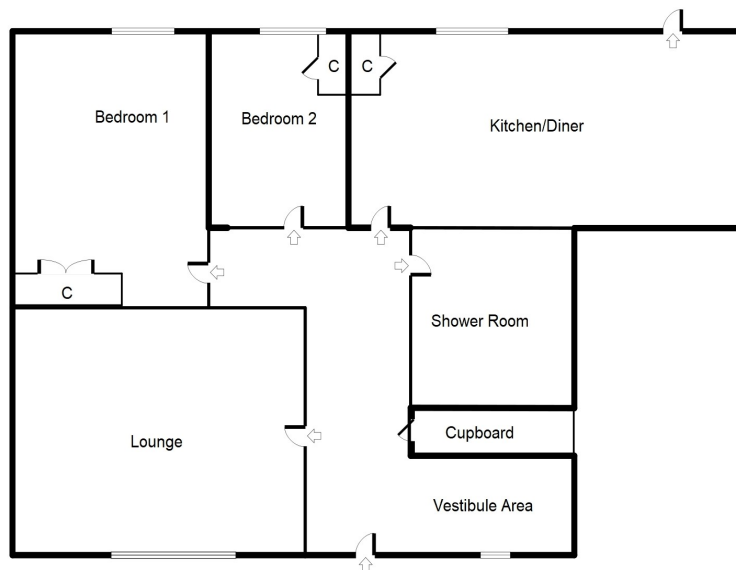
A UPVC door leads into a hallway with a vestibule area to the right. At the front of the house is a good sized Lounge with a large picture window offering views out over Findhorn Bay. The extended Kitchen is at the rear of the property and is large enough to accommodate a dining table. A UPVC door leads from the Kitchen to the rear gardens which have green space behind creating privacy. The two Bedrooms are located at the rear of the property. The Shower Room has been recently upgraded to provide a white sink, toilet and large shower cubicle.

The mature gardens are low maintenance and there is a gravel driveway and grassed area to the right belonging to the property as well as a Timber shed.



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

- Vestibule Area: 2.58m x 1.56m (8'6" x 5'1")
- Lounge: 4.77m x 3.28m (15'8" x 10'9")
- Kitchen: 3.98m x 2.54m (13'1" x 8'4")
- Bedroom 1: 2.51m x 3.28m (8'3" x 10'9")
- Bedroom 2: 2.02m x 2.95m (6'7" x 9'8")
- Bathroom: 1.67m x 1.96m (5'6" x 6'5")



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.