

## 28 Randolph Lane, Forres, IV36 1HF



We are delighted to offer this well presented three bedroomed end terraced house situated in a quiet residential area of Forres with local supermarkets and transport links located nearby as well as the popular Pilmuir Primary School.

**END TERRACED HOUSE**

**THREE BEDROOMS**

**MODERN THROUGHOUT**

**QUIET RESIDENTIAL AREA**

**CENTRAL LOCATION**

**GAS CENTRAL HEATING**

**DOUBLE GLAZING**

**FRONT & REAR GARDENS**

**COUNCIL TAX BAND B**

**EPC RATING C**

**F111**

**Valuation**  
**£120,000**



The property is a short walk to all local amenities and transport links of the picturesque town of Forres which offers a range of local shops, supermarkets, restaurants, Schools, Swimming pool/Fitness Centre and Health Centre as well as the award winning garden of the Grant Park which hosts a number of local events. The popular Pilmuir Primary School is also located nearby.



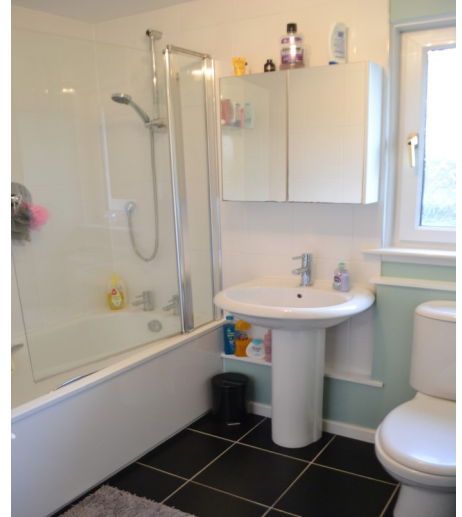
The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Lounge/Diner, Kitchen, Three Double Bedrooms, Bathroom, Storage Shed and enclosed rear garden.

This is a very well presented property and an internal viewing is highly recommended.

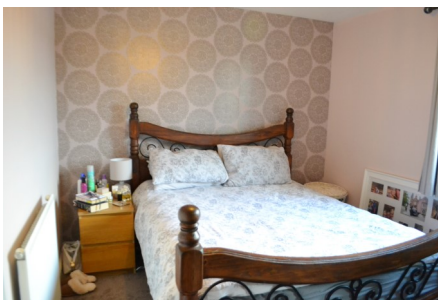




The front door opens to a nicely decorated hallway which leads to all the ground floor accommodation. The modern fully fitted Kitchen has been equipped with white high gloss wall and base mounted units together with integrated double oven, gas hob, fridge freezer, dishwasher and washing machine all of which are finished to a very high standard. The Lounge/Diner is a large bright room with wood effect flooring and large picture window allowing natural light to flood in. There is ample space for a family dining table for all your informal dining requirements.



On the upper floor can be found three good sized Double Bedrooms, two of which have built in wardrobes for all of your storage requirements. Also on this floor can be found a good sized modern family bathroom with three-piece suite in white and shower over bath.



Outside the property there is a slabbed area to front together with a private enclosed garden to rear laid to lawn with a storage shed and slabbed area. This delightful house is in immaculate condition and would make a lovely family home.

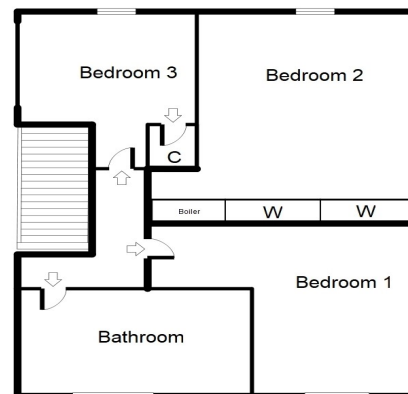
If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Vestibule: 1.23m x 0.89m (4' x 2'11")
- Hall: 2.87m x 1.90m (9'5" x 6'3")
- Lounge: 5.58m x 3.10m (18'4" x 13'1")
- Kitchen: 4.18m x 3.27m (13' x 10'9")
- Bedroom 1: 3.98m x 3.04m (13' x 9'12")
- Bedroom 2: 3.98m x 2.75m (13' x 9')
- Bedroom 3: 2.88m x 2.19m (9'5" x 7'2")
- Bathroom: 2.27m x 1.64m (7'5" x 5'4")



Ground Floor

Upper Floor



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.