

Baileauch, Balnageith, Forres, Forres, IV36 2SX



This spectacular five bedroom detached property is located on the outskirts of Forres providing a semi-rural feel, yet close enough to all the local amenities including Forres Health Centre, transport links, shops, restaurants and local Swimming Pool.

DETACHED HOUSE

FIVE BEDROOMS

EXCELLENT CONDITION

DOUBLE GARAGE

LARGE DRIVEWAY

OIL CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND F

EPC RATING C

F113

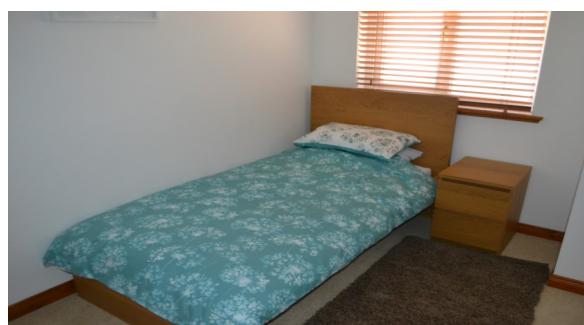
Offers Over
£360,000



The property benefits from Double Glazing and Oil Fired Central Heating. The good sized accommodation comprises: Hallway, Lounge, Dining Room, Kitchen/Diner, Utility Room, WC, Bathroom, Five Double Bedrooms, En-suite Bathroom and Shower Room. The property sits in an enclosed garden and there is a large integral Garage with power supply .

This property is in walk-in condition throughout and internal viewing is highly recommended.

The front door opens to a spacious hallway with lots of original features and a nicely decorated wc. Off the hallway can be found the Lounge which is a large room with French doors to the back providing a lovely open aspect out towards the garden and a "feature" wood burning stove creates a lovely focal point to the room. Off the Lounge can be found an open plan Dining Room which is very spacious and bright with large floor to ceiling double aspect windows/French doors allowing natural light to flood in. There is ample room for a large family dining table for all your informal dining requirements. The Kitchen has been fitted to a very high standard with high gloss white wall and base units, contrasting flooring and integrated double Rangemaster oven, hob, cooker hood and Samsung floor standing fridge/freezer all of which are finished to a very high standard. From the Kitchen there is access to the Utility Room with door leading to the back garden and a separate door leading to the integral Double Garage. There are also three Double Bedrooms located on this floor, two of which have good sized built in wardrobes providing ample storage facilities as well as a large modern Family Bathroom with three piece suite in white and a separate en-suite Bathroom off the Master Bedroom.

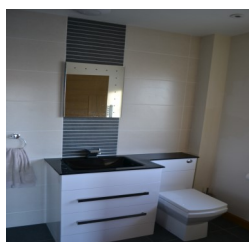


On the upper floor can be found a good sized Shower Room along with two further bright and airy Double Bedrooms. This property has been fitted with high quality finishings throughout and provides ample storage facilities. An internal viewing is highly recommended.



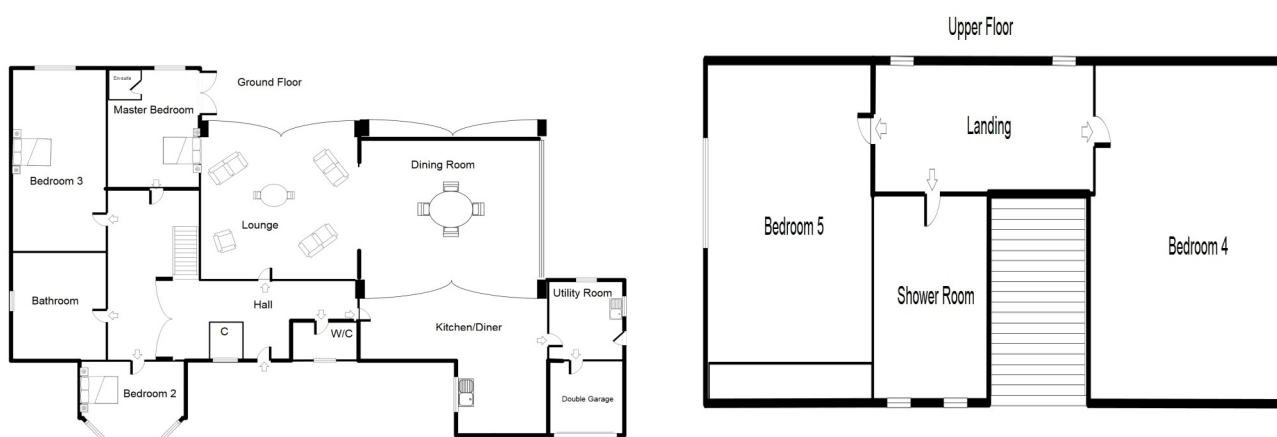
Outside the property there is a gated driveway with ample parking facilities and a large Double Garage with electricity supply. There is also a decked area with views over surrounding fields which creates a lovely area for all your entertaining requirements.

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

- Lounge: 4.28m x 5.28m (14'1" x 17'4")
- Kitchen/Diner: 6.53m x 5.18m (21'5" x 16'12")
- Utility Room: 3.15m x 2.07m (10'4" x 6'9")
- W.C: 1.53m x 0.88m (5'0" x 2'10")
- Dining Room: 5.28m x 3.49m (17'4" x 11'5")
- Master Bedroom: 5.18m x 3.44m (11'10" x 11'3")
- En-suite Bathroom: 2.91m x 1.97m (9'6" x 6'6")
- Bedroom 2: 3.58m x 4.0m (11'9" x 13'2")
- Bedroom 3: 3.37m x 3.03m (11'0" x 9'11")
- Bedroom 4: 4.17m x 4.33m (13'8" x 14'02")
- Bedroom 5: 4.33m x 4.53m (14'02" x 14'10")
- Bathroom: 2.60m x 2.13m (8'6" x 7'0")
- Shower Room: 2.10m x 2.34m (6'11" x 7'8")
- Garage: 5.35m x 6.0m (17'7" x 19'8")



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.