

11 Mannachie Rise, Forres, IV36 2US



We are delighted to offer this three bedroomed detached house situated in a quiet residential area of the picturesque town of Forres.

DETACHED HOUSE
THREE BEDROOMS
GOOD CONDITION
QUIET RESIDENTIAL AREA
CONSERVATORY
GARAGE
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND E
EPC RATING D
F122

Offers Over
£185,000



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises:- Lounge, Kitchen, Dining Room, downstairs Bathroom, Conservatory, Three Double Bedrooms and upstairs Shower Room. The property sits in privately enclosed front and rear gardens with the rear garden backing onto the woods.

This property would make a lovely family home and an internal viewing is highly recommended.

The front door opens to a spacious hallway which leads to all of the ground floor accommodation. The Lounge is entered through a glass door and is a bright and spacious room with bay window to front allowing natural light to flood in. Off the Lounge can be found a modern Kitchen fitted with wall and base mounted units, integrated electric oven and hob with "picture" window to rear providing a lovely aspect onto the back garden. There is a separate dining area off the Kitchen providing ample room for a large family dining table for all of your informal dining requirements and a glazed panel door leading into a bright and airy conservatory providing attractive views onto the back garden and surrounding woodland. You can also find on this floor a good sized front aspect double Bedroom incorporating built in mirrored wardrobes. There is a modern family Bathroom with three piece suite in cream, floor to ceiling tiling with stylish border and contrasting terracotta tiled effect vinyl flooring.



On the upper floor can be found two good sized Double Bedrooms each incorporating large velux windows creating a light and airy feel together with large built in cupboards providing ample storage facilities. There is a nicely decorated, attractive Shower Room with large walk in shower cubicle and vinyl to floor.



The property sits in a quiet location with driveway to front providing ample parking facilities and is laid to lawn together with slabbed and gravelled areas, offset with mature bushes and shrubs. There is a garage with gate to side providing access to a privately enclosed fenced back garden, laid to lawn and backing onto nearby woodland with a slabbed area providing an ideal space for entertaining. There is also a large storage shed.

This delightful house is in excellent condition and would make a lovely family home.

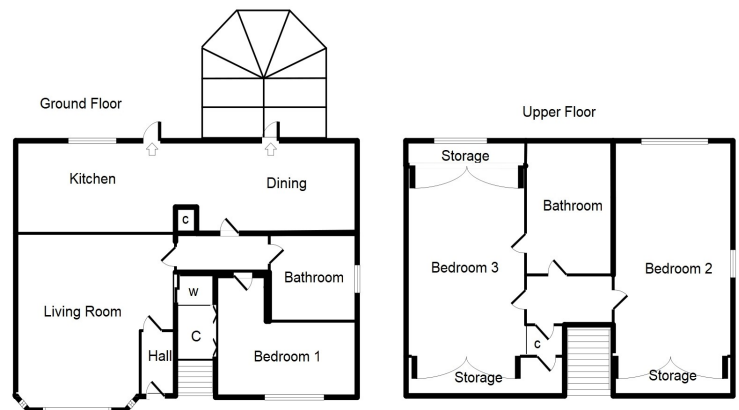
If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on
01309 673836

GROUND FLOOR

- Vestibule: 1.50m x 1.08m (5'1" x 3'7")
- Lounge: 4.83m x 3.97m (15'10" x 13'0")
- Kitchen: 3.61m x 2.82m (11'10" x 9'3")
- Dining Room: 3.42m x 2.84m (11'2" x 9'3")
- Bathroom: 1.70m x 2.0m (5'7" x 6'7")
- Bedroom 1: 2.72m x 2.73m (8'11" x 8'11")
- Conservatory 2.91m x 2.80m (9'6" x 9'2")

UPPER FLOOR

- Bedroom 2: 4.17m x 2.73m (13'8" x 8'11")
- Bedroom 3: 4.16m x 2.94m (13'8" x 9'7")
- Shower Room 1.92m x 1.87m (6'3" x 6'1")



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.