

# CLUNY ESTATE AGENTS

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**\*\*REDUCED PRICE\*\*REDUCED PRICE\*\*REDUCED PRICE\*\***

## 4 Highfield Forres IV36 1FN



This lovely three bedroom detached bungalow is situated in the popular Forbeshill area of Forres and would make an ideal family home.

**DETACHED BUNGALOW  
THREE BEDROOMS WITH BUILT-IN  
WARDROBES  
DISABLED ACCESS SHOWER  
ROOM  
FRONT AND REAR GARDENS  
DRIVEWAY AND GARAGE  
DOUBLE GLAZING  
GAS CENTRAL HEATING  
EPC RATING D  
COUNCIL TAX BAND E  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£190,000**

**F129**



This lovely three bedroom detached bungalow is situated in the popular residential area of Forbeshill in Forres.

The property is surrounded by low maintenance gardens to the front side and rear and has a private driveway offering off-street parking and an integral single garage which can be accessed from both outside and inside the property for added convenience. With gas central heating and double glazing, the property also benefits from the addition of a conservatory to the rear.

The spacious living accommodation comprises: Kitchen with dining area and patio doors leading to the side/rear garden, large living room with gas fire, three double bedrooms (all with built-in wardrobes), shower room with disabled access, conservatory and ample storage throughout. Gas central heating and double glazing.

This would make an ideal family home or investment purchase. A viewing is highly recommended.



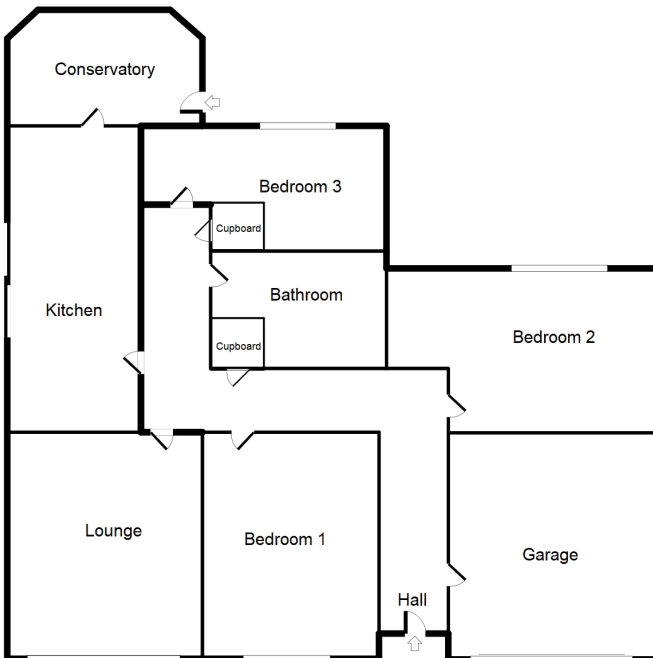




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- Vestibule 1.79m x 1.19m 5'11" x 3'11"
- Kitchen/Diner 6.27m x 2.72m 20'7" x 8'11"
- Conservatory 3.33m x 3.32m 10'11" x 10'10"
- Lounge 4.96m x 3.73m 16'3" x 12'3"
- Bedroom 1 4.29m x 2.53m 14'1" x 8'3"
- Bedroom 2 3.52m x 2.94m 11'7" x 9'8"
- Bathroom 1.96m x 1.70m 6'5" x 5'7"
- Bedroom 3 3.54m x 2.41m 11'7" x 7'11"



Please note this floorplan is not to scale and is for representational purposes only

**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.

