

**CLUNY** ESTATE  
AGENTS

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Gruinard, Victoria Road, Forres,  
IV36 3BN



We are delighted to offer this stunning four bedroom detached house situated on an elevated position in a desirable location of the picturesque town of Forres.

**DETACHED HOUSE**

**FOUR BEDROOMS**

**IMMACULATE CONDITION**

**DESIRABLE LOCATION**

**SPECTACULAR VIEWS TOWARDS  
FINDHORN BAY & THE MORAY FIRTH**

**GARAGE**

**OIL CENTRAL HEATING**

**DOUBLE GLAZING**

**COUNCIL TAX BAND E**

**EPC RATING E**

**F966**

**£295,000**

We are delighted to offer this stunning four bedroom detached house situated on an elevated position in a desirable location of the picturesque town of Forres. The property boasts spectacular views over Findhorn Bay towards the Moray Firth.



The property is a short walk to all local amenities of the scenic town of Forres which offers a range of local shops, supermarkets, restaurants, schools, swimming pool/fitness centre and health centre. Forres is also gifted with the award winning gardens of The Grant Park which is located nearby.



The property benefits from Double Glazing, Oil Central Heating (Combi Boiler) and cavity wall insulation. The good sized accommodation comprises: Large Hall, Front Conservatory, Lounge, Kitchen/Dining area, Sun Room, Four Double Bedrooms, Small Bedroom/Storage Room, Downstairs Shower Room, Upstairs Shower Room, Garage, Shed, Wendy House (used as Kennel & Store), Greenhouse and private enclosed front and rear garden. Driveway with ample parking facilities.

This is a stunning property in immaculate decorative order and is in walk-in condition throughout.

The front door opens into a bright conservatory which leads to a very spacious hallway providing access to all the ground floor accommodation. The Kitchen/Dining areas are very spacious and bright rooms with large windows allowing natural light to flood in. The Kitchen has been fitted with wood effect wall and base mounted units, cream worksurfaces with integrated oven, hob and cooker hood and contrasting light grey flooring all finished to a very high standard. The Dining Room has oak flooring with large window to side and double doors leading into the rear Sun Room which can also be used as a separate dining area with ample space for a large family dining table for all your formal dining needs. The Lounge is another bright and airy room with large dual aspect "picture" windows providing spectacular views over Forres towards Findhorn Bay and has a lovely "feature" wood burning stove creating a focal point to the room. There is also a family size Shower Room with large walk-in shower cubicle, cream vinyl effect flooring, floor to ceiling beige tiling with contrasting mosaic border and chrome heated towel rail. There are two good sized Double Bedrooms. Garage and large private gardens.



The upper floor has a very spacious landing, two further good sized double bedrooms and a modern, bright shower room with corner shower cubicle. One of the bedrooms has an adjoining room which can be used as additional sleeping space or for a large walk in wardrobe/storage facilities.

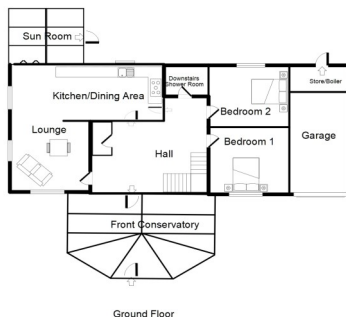


Outside the property there is a large private garden laid to lawn offset with mature fruit bushes, shrubs and fruit trees. Shed, Wendy House and Greenhouse. Large Driveway.

This delightful house is in immaculate condition and would make a lovely family

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

- Lounge: 4.60m x 4.10m (15'1" x 13'5")
- Kitchen/Dining area: 7.00m x 2.90m (23' x 9'6")
- Front Conservatory: 5.60m x 2.80m (18'5" x 9'2")
- Sun Room: 4.70m x 2.50m (15'5" x 8'2")
- Bedroom 1: 4.00m x 3.30m (13'01" x 10'10")
- Bedroom 2: 3.20m x 2.90m (10'06" x 9'6")
- Bedroom 3: 4.40m x 3.50m (14'5" x 11'06")
- Bedroom 4: 4.40m x 3.20m (14'05" x 10'06")
- Small Bedroom/  
Storage 4.40m x 2.80m (14'5" x 9'2")
- Downstairs  
Shower Room: 2.10m x 1.80m (6'11" x 5'11")
- Upstairs Shower Room: 2.60m x 2.00m (8'6" x 6'7")



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.