

## 18 MacDonald Drive, Forres, IV36 1NG



We are delighted to offer this two bedroomed semi-detached house situated in a quiet but central location of the picturesque town of Forres.

**SEMI-DETACHED HOUSE**  
**MODERN KITCHEN**  
**TWO DOUBLE BEDROOMS**  
**EXCELLENT CONDITION**  
**ENCLOSED PARKING**  
**MODERN COMBI BOILER**  
**DOUBLE GLAZING**  
**GAS CENTRAL HEATING**  
**COUNCIL TAX BAND B**  
**EPC RATING C**

**Offers Over**  
**£100,000**

**F137**

The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Hallway, Kitchen, Lounge, two Double Bedrooms and Shower Room. Outside there is enclosed parking with good sized gardens to both front and rear with two storage sheds. This is a well proportioned property in excellent condition and an internal viewing is highly recommended.



The property is entered through a white UPVC glazed door which leads to all of the ground floor accommodation. The Lounge is a very spacious room located to the front of the property incorporating a large “picture” window allowing natural light to flood in. The kitchen is a bright room with window to rear providing a lovely aspect onto the garden and has been fitted with modern cream wall and base mounted units, oak effect worksurfaces, integrated oven, hob and extractor hood together with plumbing for an automatic washing machine and dishwasher.



On the upper floor can be found two well proportioned bright and airy double bedrooms each housing built-in wardrobes providing ample storage facilities. Also on this floor can be found a nicely decorated modern family Shower Room with walk-in shower cubicle, electric shower, grey tiling to wall with matching flooring.



Outside the property the front garden is laid to lawn with an enclosed slabbed parking area. The large rear garden is laid to lawn with two good sized timber sheds together with a slabbed and gravelled area providing a lovely space for all of your entertaining requirements.

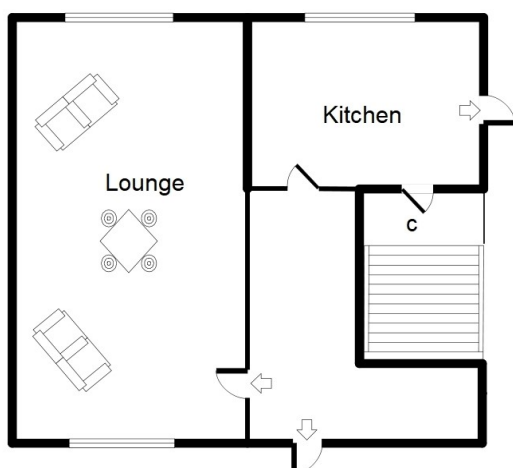


If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on  
01309 673836

- Hallway: 3.31 x 1.48m (10'10" x 4'10")
- Kitchen: 3.08m x 3.15m (10'1" x 10'4")
- Lounge: 6.52m x 3.19m (21'5" x 10'6")
- Bedroom 1: 4.74m x 2.96m (15'7" x 9'9")
- Bedroom 2: 3.22m x 2.96m (10'7" x 9'9")
- Shower Room: 2.39m x 1.44m (7'10" x 4'9")
- Large Shed: 4.87m x 2.43m (16'0 x 8')
- Small Shed: 2.43m x 1.21m (8'0 x 4'0")



Ground Floor



First Floor



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.