

91 High Street, Forres, IV36 1AA

T

(01309) 673836

E

forres@clunys.co.uk

W

www.clunys.co.uk

**\*\*CLOSING DATE\*\* FRIDAY 9TH OCTOBER @ 12 NOON\*\***

## Oran", Gordon Street, Dunedin Place, Forres, IV36 1AJ



We are delighted to offer this immaculately presented three bedroom detached Bungalow situated in a quiet but central location of the picturesque town of Forres.

DETACHED BUNGALOW

THREE DOUBLE BEDROOMS

EXCELLENT CONDITION

DESIRABLE RESIDENTIAL AREA

CENTRAL LOCATION

LARGE GARDENS

TIMBER GARAGE

OWNED BY SAME FAMILY FOR 50 YEARS

GAS CENTRAL HEATING WITH NEW COMBI BOILER

LARGE FULLY FLOORED LOFT (which has potential for development) WITH VELUX WINDOW & RAMSAY LADDER

UPVC DOUBLE GLAZING

COUNCIL TAX BAND C

EPC RATING D

F143

Offers Over  
£160,000





This immaculately presented and well loved family home has been occupied by the same family for over 50 years. The property benefits from Double Glazing and Gas Central Heating with a new combi boiler. The good sized accommodation comprises: Vestibule, Hallway, Lounge, Kitchen, Conservatory, Bathroom, principle Bedroom with en-suite Shower Room, Two Double Bedrooms, Gardens, tarmac driveway, Timber Garage and Garden Shed.

This is a beautifully presented, spacious property and an internal viewing is highly recommended.



The front door opens to a spacious hallway which leads to all of the accommodation. The Lounge which is located to the front of the property is a bright and spacious room with a large bay window providing a lovely outlook over the garden towards the surrounding Mosset Burn. There is a feature fireplace with hardwood surround creating a lovely focal point to the room. The modern Kitchen has been fitted with wooden wall and base mounted units, integrated oven, hob and cooker hood with contrasting marled effect worksurfaces and matching tiles to walls, all of which are finished to a high standard. The principle Bedroom is a good sized room located to the front of the property incorporating built in cupboards providing ample storage facilities together with a beautifully presented en-suite Shower Room leading off. There are two further Double Bedrooms and a Family Bathroom with three piece suite together with an under sink storage cupboard and cabinet. To the rear of the property there is a bright and airy conservatory looking over the privately enclosed garden. There is also a large fully floored loft with potential for development, which incorporates a new combi boiler, velux window and ramsay ladder.

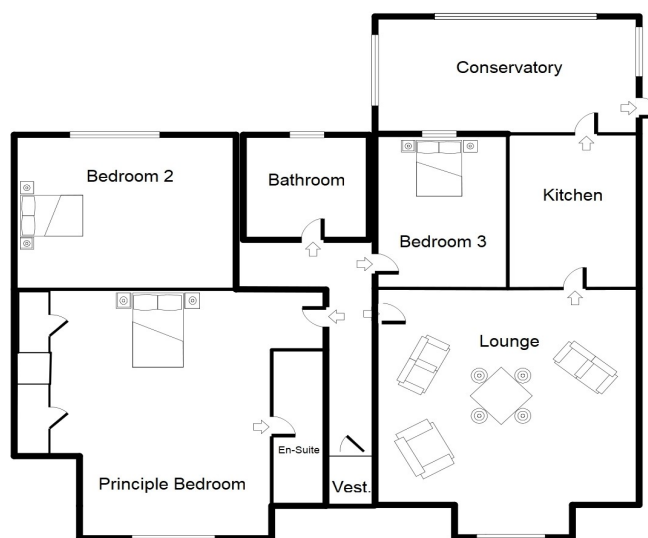


Outside the property the front garden is well maintained and laid to lawn, offset with mature bushes and shrubs. There is a good sized driveway to the side with Timber Garage and a large privately enclosed rear garden laid with chips for ease of maintenance together with a decorative patioed area to centre creating a lovely focal point/space for entertaining.

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

- Vestibule: 1.20m x 1.21m (3'11" x 3'12")
- Lounge: 4.47m x 4.53m (14'8" x 14'11")
- Kitchen: 3.05m x 2.19m (10'0" x 7'2")
- Conservatory: 3.53m x 3.09m (11'7" x 10'2")
- Bedroom 1: 4.55m x 2.72m (14'11" x 8'11")
- En-suite: 2.25m x 0.97m (7'4" x 3'2")
- Bedroom 2: 3.84m x 3.01m (12'7" x 9'11")
- Bedroom 3: 3.02m x 2.55m (9'11" x 8'4")
- Bathroom: 1.66m x 1.88m (5'5" x 6'2")
- Timber Garage: 5.42m x 3.02m (17'9" x 9'11")



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.