

## 51 Falconer Avenue, Forres, IV36 2PA



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

**SEMI-DETACHED HOUSE**  
**THREE DOUBLE BEDROOMS**  
**POPULAR RESIDENTIAL AREA**  
**EXCELLENT CONDITION**  
**DAIKIN ALTHERMA HYBRID HEATING**  
**DOUBLE GLAZING**  
**BUILT 2018**  
**COUNCIL TAX BAND D**  
**EPC RATING C**

**F144**

**Offers Over**  
**£180,000**



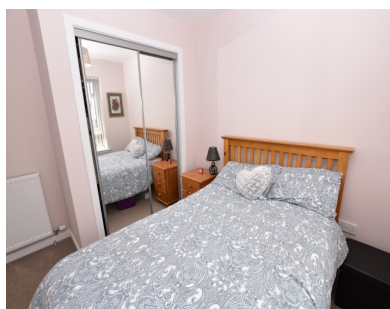
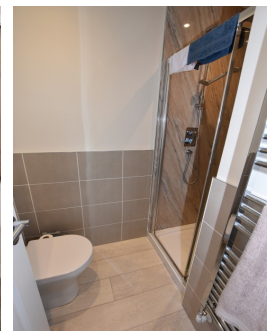
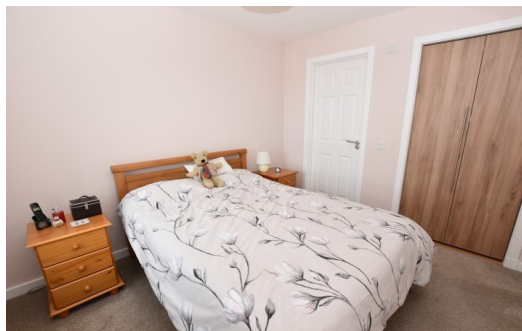
This immaculately presented property which was built in 2018 benefits from Double Glazing and Daikin Altherma Hybrid Heating. The good sized accommodation comprises: Vestibule, W.C., Lounge, Kitchen/Diner, Bathroom, Principle Bedroom with en-suite Shower Room, Two further Double Bedrooms, Driveway, front and rear gardens and two Timber Sheds.

The property is in walk-in condition throughout and an internal viewing is highly recommended.

The front door opens to a bright and airy hallway which leads off to all of the ground floor accommodation. The modern Kitchen/diner is a very spacious and bright room which has been fitted with high spec. wall and base mounted units, integrated oven, hob, extractor hood, microwave, washer dryer, dishwasher and fridge/freezer all finished to an exceptionally high standard. There is a separate dining area providing ample space for a large family dining table with French doors leading off to the beautifully landscaped back garden. The Lounge is another good sized room with large window to the front allowing natural light to flood in. There is also a separate downstairs W.C.



On the upper floor can be found an attractive Principle Bedroom with built in wardrobes providing ample storage facilities. There is an en-suite Shower Room leading off the bedroom, which has been finished to a very high standard. Also on this floor can be found two further Double Bedrooms, one of which incorporates double mirrored wardrobes. The large, modern Family Bathroom has been tastefully decorated with a three piece suite in white, shower over bath, built in vanity unit and under sink storage cupboard.



Outside the property the front garden is laid to gravel and lawn, offset with mature bushes and shrubs. There is a loc bloc driveway to the side providing ample parking facilities. The rear garden is elegantly landscaped, laid to slabs and gravel for ease of maintenance, with raised flower beds and a separate patio area providing a lovely space for entertaining. There are two timber sheds providing an ideal storage space.

This is a delightfully presented property which 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**

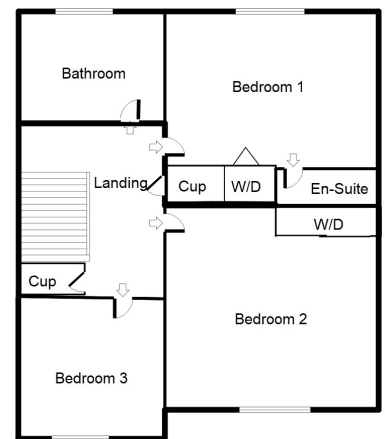
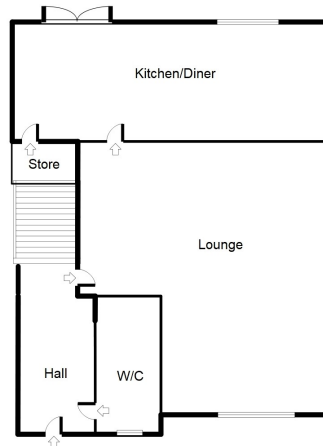
## Ground Floor

Room	Metric	Imperial
Lounge	5083 x 3945 mm	16'8" x 12'11"
Kitchen/Dining	2916 x 5085 mm	9'7" x 16'8"
WC	2062 x 1040 mm	6'9" x 3'5"

## First Floor

Bedroom 1	3165 x 2792 mm	10'5" x 9'2"
En-suite	1513 x 2323mm	5'0" x 7'7"
Bedroom 2	2468 x 2483 mm	8'1" x 8'2"
Bedroom 3	2739 x 2481 mm	9'0" x 8'2"
Bathroom	2173 mm x 2025mm	7'2 x 6'8"

**Total Floor Area 88.2 metre square/ 950 ft**



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.