

## Glenmore, Orchard Road, Forres, IV36 1LH



We are delighted to offer this charming three bedroomed semi-detached house situated in a desirable residential location of the picturesque town of Forres

**SEMI-DETACHED TRADITIONAL HOUSE**

**THREE BEDROOMS**

**IMMACULATELY PRESENTED**

**GARDENS FRONT & REAR**

**TIMBER SHED & SITOUTERIE**

**TWO WOODBURNERS**

**GAS CENTRAL HEATING**

**DOUBLE GLAZING**

**COUNCIL TAX BAND D**

**EPC RATING D**

Offers Over  
£230,000



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Porch, Hallway, Lounge, Dining Room, Kitchen, Utility Room, Shower Room, Sun Porch, Stairs and Landing, Family Bathroom. Two Large Double Bedrooms and One Single Bedroom. Front and rear gardens, Driveway, Sitouterie, Log Store, Timber Shed, Decking Area and Anderson Shelter.

This is an immaculately presented property throughout and an internal viewing is highly recommended.

The front door opens to a spacious hallway with lots of original features which leads off to all of the ground floor accommodation. The modern Kitchen has been fitted with country style wall and base mounted units in cream with wooden worksurfaces and contrasting vinyl effect flooring, all of which are finished to a high standard. There is a separate Utility area and Shower Room leading off. The large Dining Room incorporates a wood burning stove providing a lovely space for all of your informal dining requirements and has double doors leading into a bright and airy Sun Porch providing a scenic view over the back garden. The Lounge is another spacious room with a large bay window to the front and a wood burning stove with traditional hardwood surround creating a lovely focal point to the room.



On the upper floor can be found two stylishly decorated Double Bedrooms together with a good sized single room. There is also a large family bathroom with half height tongue and groove panelling to walls, three-piece suite in white with roll top bath and a separate walk-in shower cubicle.

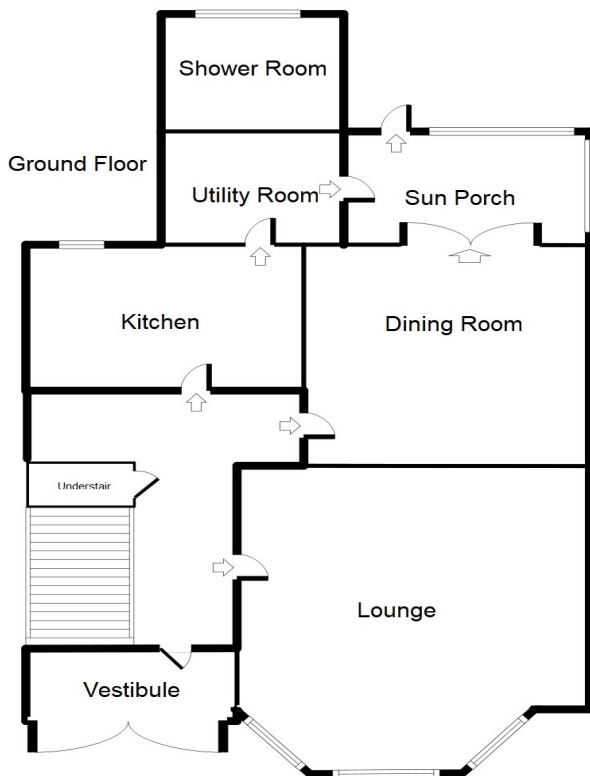


Outside the property there is a driveway to the front off set with a selection of mature shrubs and bushes. The back garden is a large, well maintained and private area with slabbed area, Log Store, Timber Shed, Decking Area, Sitouerie and Anderson Shelter.

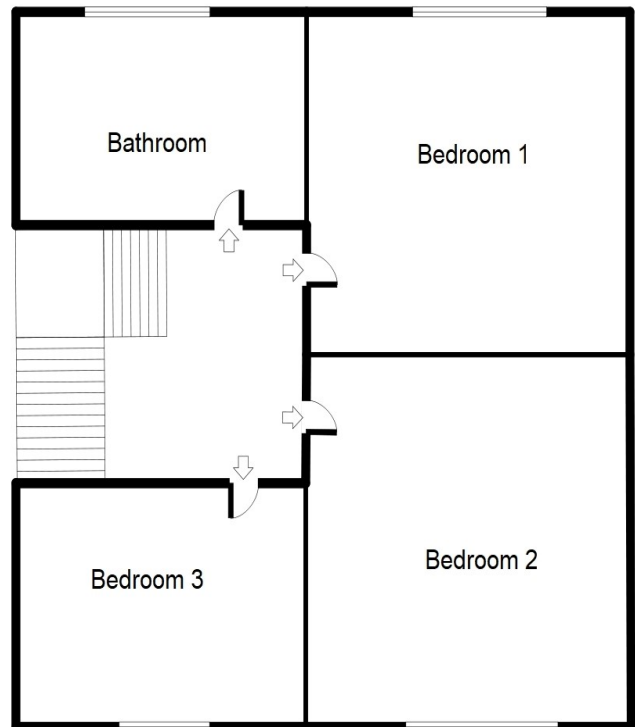
This delightful house is in immaculate condition and would make a lovely family home.

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

- Porch: 2.03m x 1.81m (6'8" x 5'11")
- Hallway: 4.35m x 1.81m (14'3" x 5'11")
- Lounge (incl. Bay): 4.30m x 4.15m (16'2" x 13'7")
- Kitchen: 2.92m x 2.55 (9'7" x 8'4")
- Utility Room: 2.81m x 2.41m (9'3" x 7'11")
- Shower Room: 1.61 x 2.39m (5'3" x 7'10")
- Dining Room: 3.22m x 3.64m (10'7" x 11'11")
- Sun Porch: 2.38m x 2.19m (7'10" x 7'2")
- Bedroom 1: 3.65m x 3.58m (12'0" x 11'9")
- Bedroom 2: 3.64m x 3.59m (11'11" x 11'9")
- Bedroom 3: 2.39m x 2.43m (7'10" x 7'11")
- Bathroom: 2.43m x 2.15m (7'11" x 7'1")
- Sitoterie: 4.28m x 2.46m (13'10" x 8'1")
- Shed: 2.82m x 2.23m (9'3" x 7'4")



Upper Floor



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.

