

Sunningdale, Alexandra Terrace, Forres, IV36 1DL



This charming three bedroomed traditional detached bungalow occupies a large corner site and is situated in a much sought after residential area of the picturesque town of Forres.

TRADITIONAL DETACHED BUNGALOW

THREE DOUBLE BEDROOMS WITH FITTED FURNITURE

EXCELLENT CONDITION

QUIET RESIDENTIAL AREA

LARGE CORNER SITE WITH WELL PRESENTED & EASILY MAINTAINED SURROUNDING GARDENS

WITHIN EASY COMMUTING DISTANCE OF INVERNESS AIRPORT

DRIVEWAY & GARAGE

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND E

EPC RATING D

Offers Over
£239,000



The property is situated in a much sought after, quiet and desirable location and is a short walk to all the local amenities including a wide 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 hosts a number of local events. The Highland capital city of Inverness together with Dalcross Airport are located within easy commuting distance, as are the Cathedral City of Elgin, Kinloss Barracks and RAF Lossiemouth together with the stunning Moray Coastline.



The bungalow benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Hallway, Lounge, Kitchen/Diner, Three Double Bedrooms with fitted furniture, En-Suite and Shower Room. The property boasts three large walk-in shelved cupboards providing excellent storage facilities. Outside, the property sits in well maintained gardens to both front, side and rear with a Timber Garage. Attached shed/garden store and loc bloc driveway.

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

The front door opens to a spacious hallway which leads off to all of the accommodation. The modern kitchen/diner is an L-shaped room with dual aspect windows allowing natural light to flood in and has been fitted to a high standard with maple effect wall and base mounted units, contrasting splashback panelling to walls, rolltop worksurfaces and integrated oven, electric hob, cooker hood, microwave, fridge, freezer and dishwasher. There is ample room for a large family dining table to necessitate all of your informal dining requirements. From the kitchen there is a glass panelled exterior door providing access to the back garden.



The lounge is a bright and airy room with a large window to the front, to the centre is a marble fireplace with inset coal effect electric fire set on a raised hearth creating a lovely focal point to the room. There are three good sized double bedrooms all incorporating built in contemporary furniture providing ample storage facilities. Off bedroom one can be found a nicely decorated en-suite with wall tiling to dado height, toilet and a wash hand basin set into a vanity unit with double storage cupboards fitted below. The stylish shower room is very well presented with a large walk in shower cubicle, grey tiled walls and a selection of modern furniture in grey wood effect with built-in cupboards providing a useful storage area.

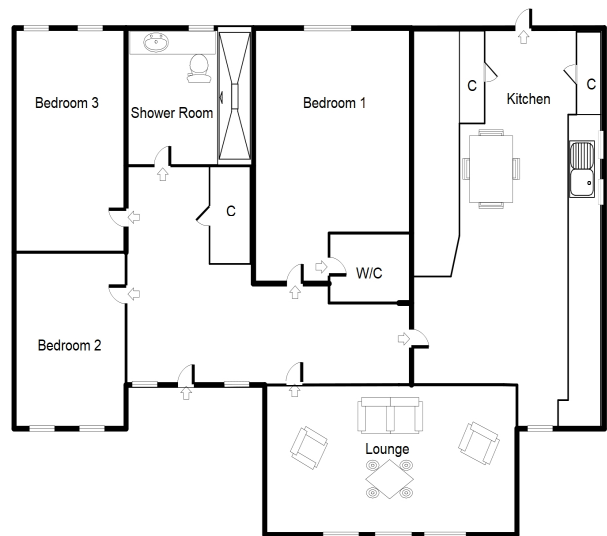


Outside the property, to the front there is a gated loc bloc driveway providing ample parking facilities, a timber garage with double doors together with attached shed/garden store. The privately enclosed and easily maintained front, side and rear gardens provide a versatile space and are laid to lawn, gravel and slabs with a selection of mature shrubs and bushes. The slabbed patio area provides a lovely space for entertaining.

All fitted floor coverings, curtains, window blinds and light fittings including the integrated appliances, washing machine and garden furniture (with the exception of the bench at the front door) are included in the sale.

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

- Kitchen/Diner: 6.55m x 4.39m (21'5" x 14'4")
- Lounge: 4.32m x 3.26m (14'2" x 10'8")
- Bedroom 1: 3.94m x 3.40m (12'11" x 11'1")
- En-suite: 2.26m x 1.38m (7'4" x 4'6")
- Bedroom 2: 3.46m x 3.03m (11'4" x 9'11")
- Bedroom 3: 3.46m x 2.99m (11'4" x 9'7")
- Shower Room: 2.68m x 1.96m (8'9" x 6'5")



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.

