

## 8 Invererne Gardens, Forres, IV36 1EE



We are delighted to offer this immaculately presented four bedroomed detached house built by the renowned builder “Tulloch of Cummington” and situated in a quiet cul-de-sac of the picturesque town of Forres.

DETACHED HOUSE  
FOUR BEDROOMS  
EXCELLENT CONDITION  
MUCH SOUGHT AFTER RESIDENTIAL AREA  
QUIET CUL-DE-SAC  
TARMAC DRIVEWAY  
DOUBLE GARAGE  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND F  
EPC RATING C  
F151

Offers Over  
£305,000



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Lounge, Kitchen/Family Room, W.C., Utility Room, Four Double Bedrooms, En-suite Shower Room, Family Bathroom, front and rear gardens, tarmac driveway and large Double Garage.

The front door opens to a spacious hallway with good quality hardwood flooring which leads to all of the ground floor accommodation. There is a nicely decorated w.c. with dark grey tiled splashback to sink and contrasting flooring. The open plan kitchen/family room has been fitted with high spec. wall and base mounted units, integrated NEFF double oven, hob, microwave, fridge/freezer and dishwasher, all of which are finished to a very high standard. There is an island to the centre creating an ideal worksurface area or informal space for casual dining. The family room is extremely spacious with a large bay window to the front allowing natural light to flood in and also provides ample space for a large family dining table, if required. From the kitchen there is access to the utility room which incorporates a large storage cupboard and door to the garden. The Lounge is a bright and airy room with feature fireplace, window to front and French Doors to the rear providing a lovely outlook over the well maintained and privately enclosed back garden.



On the upper floor can be found the Principle Bedroom incorporating built in double mirrored wardrobes providing ideal storage facilities. Off the principle bedroom can be found a stylishly decorated en-suite shower room with wet wall surround, dado height tiling, contemporary built-in vanity unit and contrasting matching flooring in light grey. On this floor can also be found three further double bedrooms with built-in wardrobes providing ample storage. The good sized modern family bathroom is a beautifully presented room with large walk-in shower, floor to ceiling tiling, free standing bath and heated towel rail.



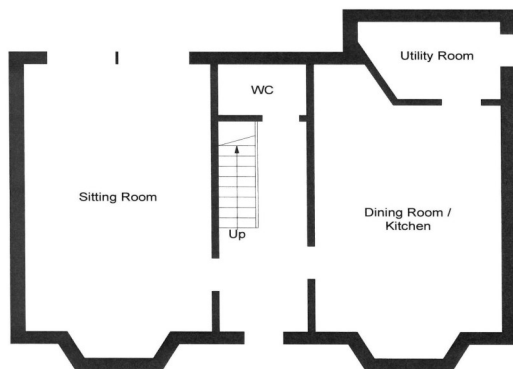
Outside, the property is laid to lawn to both front and rear with a selection of mature shrubs and bushes. The privately enclosed and well presented rear garden is also laid to slabs and gravel with a patio area providing a lovely space for entertaining. There is a large double garage to the side with tarmac driveway.

This exceptional property is in walk-in condition throughout and would make a lovely family home.

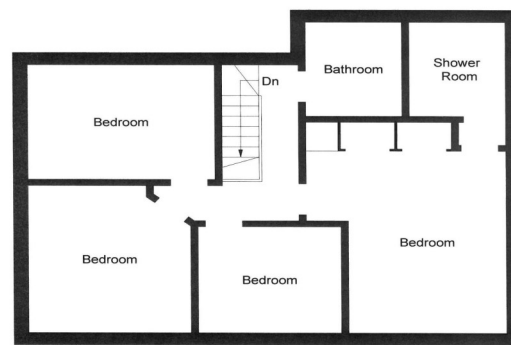
- Kitchen/Family Room: 21'7" x 12'10" (6.57m x 3.92m)
- Utility Room: 6'9" x 6'4" (2.06m x 1.94)
- W.C: 6'1" x 3'10" (1.86m x 1.18m)
- Lounge: 21'7" x 11'9" (6.58m x 3.57m)
- Principle Bedroom: 13'8" x 10'5" (4.16m x 3.17m)
- Bedroom 2: 11'10" x 9'9" (3.61m x 2.98m)
- Bedroom 3: 10'9" x 9'4" (3.28m x 2.85m)
- Bedroom 4: 9'8" x 8'2" (2.94m x 2.48m)
- Family Bathroom: 9'3" x 7'6" (2.82m x 2.29m)
- En-Suite Shower Room: 10'2" x 4'12" (3.11m x 1.52m)
- Garage: 17'9" x 17'11" (5.41m x 5.46m)



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Ground Floor



First 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.