

9 Invererne Gardens, Forres, IV36 1EE



This charming four bedroomed “Tulloch of Cummington” detached house is located in a quiet cul-de-sac in a much sought after residential location of the picturesque town of Forres.

DETACHED HOUSE

FOUR BEDROOMS

EXCELLENT CONDITION

GARAGE

QUIET CUL-DE-SAC

MUCH SOUGHT AFTER RESIDENTIAL AREA

SUN LOUNGE

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND F

EPC RATING C

F152

**Offers Over
£295,000**



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Lounge, Kitchen, Utility Room, Family Bathroom, Sun Lounge, Four Double Bedrooms, upstairs Bathroom, front and rear gardens, loc bloc driveway and garage. There are high quality mahogany fittings/facings throughout.

This property occupies a quiet corner site in the cul-de-sac of a much sought after residential location and an internal viewing is highly recommended.

The front door opens to the hallway which leads off to all of the ground floor accommodation. There is a good sized Utility Room which is entered through the garage and provides an ideal space for housing white goods and appliances. The stylish and newly fitted Kitchen is a spacious room with high gloss cream wall and base mounted units, contrasting work surfaces and integrated double oven, hob and full sized fridge and fridge freezer. There is an island to the centre creating an ideal food preparation or casual dining area. There is also room for a large family dining table to necessitate all of your informal dining requirements. The Lounge is a well proportioned room incorporating hardwood fireplace surround creating a lovely focal point to the room. Off the Lounge, entered through a set of French Doors, can be found a bright and airy Sun Lounge providing a relaxing area to enjoy the attractive views over the rear garden. The downstairs modern Family Bathroom is a bright room with three piece suite in white. Also on this floor can be found two Double Bedrooms, the principle incorporating large double wardrobes providing ample storage space.



On the upper floor can be found two further good sized Double Bedrooms and a well presented Bathroom with floor to ceiling tiling, contrasting flooring and large walk-in Shower Cubicle.

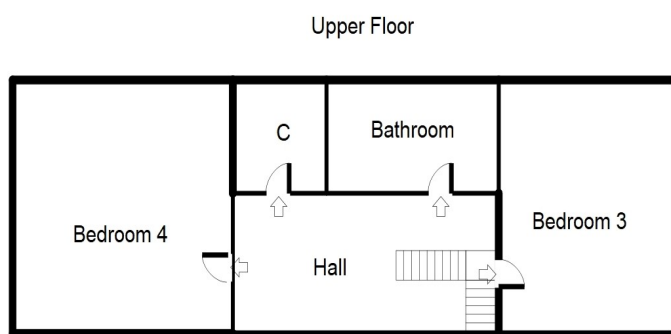
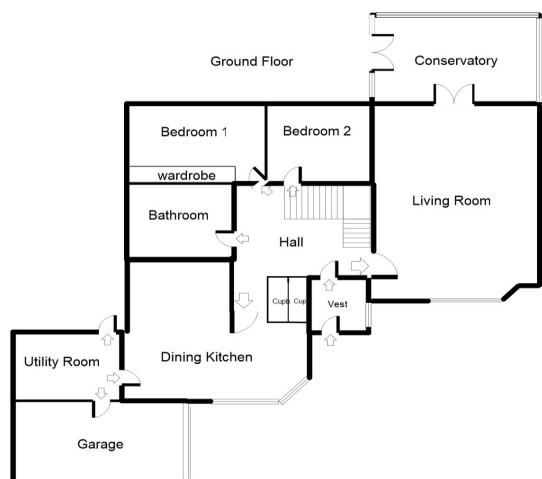


The front of the property is laid to loc bloc providing ample parking facilities and is offset with a selection of mature shrubs and bushes. To the rear there is a privately enclosed fenced garden laid to slabs and gravel for ease of maintenance. There is a lovely circular patio area with bird bath creating a stunning centre piece which in turn provides an excellent 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
01309 673836

- Vestibule: 4'6" x 3'11" (1.38m x 1.19m)
- Lounge: 19'7" x 13'1" (5.98m x 3.98m)
- Kitchen: 19'8" x 13'9" (5.99m x 4.19m)
- Utility Room: 9'3" x 7'2" (2.81m x 2.20m)
- Family Bathroom: 11'6" x 6'3" (3.49m x 1.91m)
- Sun Lounge: 11'6" x 9'5" (3.50m x 2.88m)
- Principle Bedroom : 13'12" x 13'2" (4.26m x 4.03m)
- Bedroom 2: 10'11" x 9'9" (3.33m x 2.96m)
- Bedroom 3: 13'1" x 13'5" (3.98m x 4.08m)
- Bedroom 4: 12'5" x 11'9" (3.77m x 3.58m)
- Upstairs Bathroom: 7'9" x 5'7" (2.36m x 1.69m)
- Garage: 18'2" x 10'10" (5.54m x 3.30m)



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all doors, windows, staircases and fixtures are only appropriate 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.