

CLUNY ESTATE
AGENTS

91 High Street, Forres, IV36 1AA

T

(01309) 673836

E

forres@clunys.co.uk

W

www.clunys.co.uk

13 St Leonards Court,
Forres, IV36 1GT



This delightful 3 bedroom detached bungalow located within a sought after area in the picturesque town of Forres.

THREE BEDROOMS (ONE EN-SUITE)

GAS CENTRAL HEATING

DOUBLE GLAZING

EXCELLENT CONDITION

WELL KEPT GARDEN

GARAGE AND DRIVEWAY

COUNCIL TAX BAND: F

ENERGY EFFICIENCY RATING: C

Offers Over
£275,000



This delightful 3 bedroom detached family home is located within a sought after area in the picturesque town of Forres. The property is in walking distance of all the local amenities including Supermarkets, Health Centre, Dentist, Shops Leisure Facilities and Schools.



The spacious accommodation comprises: Lounge, Kitchen, Utility room, Dining Room, 3 Bedrooms (one with en-suite) and a Bathroom.

The property further benefits from Gas Central Heating, Double Glazing, Garage and Driveway. Outside there are easily maintained wrap around gardens which are laid to grass and well established shrubs.

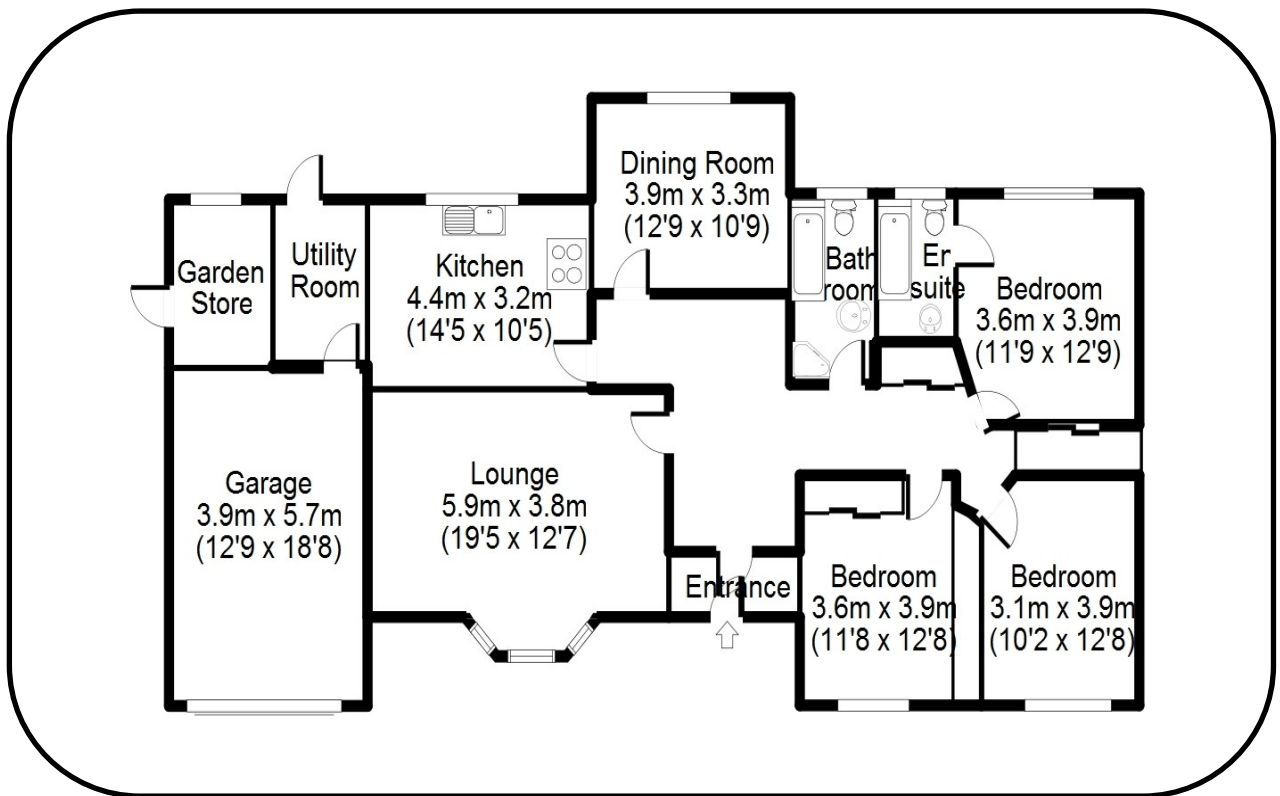
A viewing on this property is strongly recommended.





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

- Vestibule: 2.5m x 1.1 (8'1" x 3'6")
- Lounge: 5.8m x 3.9m (19'1" x 12'10")
- Hallway: 2.5m x 3.8m (8'2" x 12'7")
- Kitchen: 4.4m x 3.2m (14'4" x 10'6")
- Utility Room: 1.9m x 2.8m (6'1" x 9'1")
- Dining Room: 3.9m x 3.3m (12'9" x 10'10")
- Bedroom 1: 3.6m x 4.0m (11'10" x 13'3")
- En-suite: 1.6m x 2.5m (5'3" x 8'4")
- Bedroom 2: 3.2m x 3.6m (10'8" x 11'9")
- Bedroom 3: 3.4m x 3.2m (11' x 10'6")
- Bathroom: 1.7m x 3.2m (5'11" x 10'6")
- Garage: 3.9m x 5.7m (12'9" x 18'10")



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.