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## 46 Knockomie Rise Forres IV36 2HG



This modern detached four bedroom property with garage and garden is situated in a popular residential area of Forres and would make an ideal family home

**MODERN DETACHED HOUSE  
FOUR BEDROOMS  
DRIVEWAY AND INTEGRAL  
GARAGE  
LARGE ENCLOSED REAR  
GARDEN  
DOUBLE GLAZING  
GAS CENTRAL HEATING  
EPC RATING C  
COUNCIL TAX BAND E  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£235,000**

**E830**

This modern detached four bedroom property is in walk-in condition and is situated in a popular residential area of Forres.

In good decorative order, the accommodation comprises: Entrance vestibule, hallway, open plan living and dining room with patio doors to the garden, kitchen and separate utility room with access to the garage and rear garden, and downstairs WC. Upstairs are four bedrooms, one en suite, and a family bathroom.

The property benefits from gas central heating, double glazing and ample storage throughout. With a driveway leading to the integral garage, a front garden and large enclosed rear garden, this would make an ideal family home and we highly recommend a viewing.







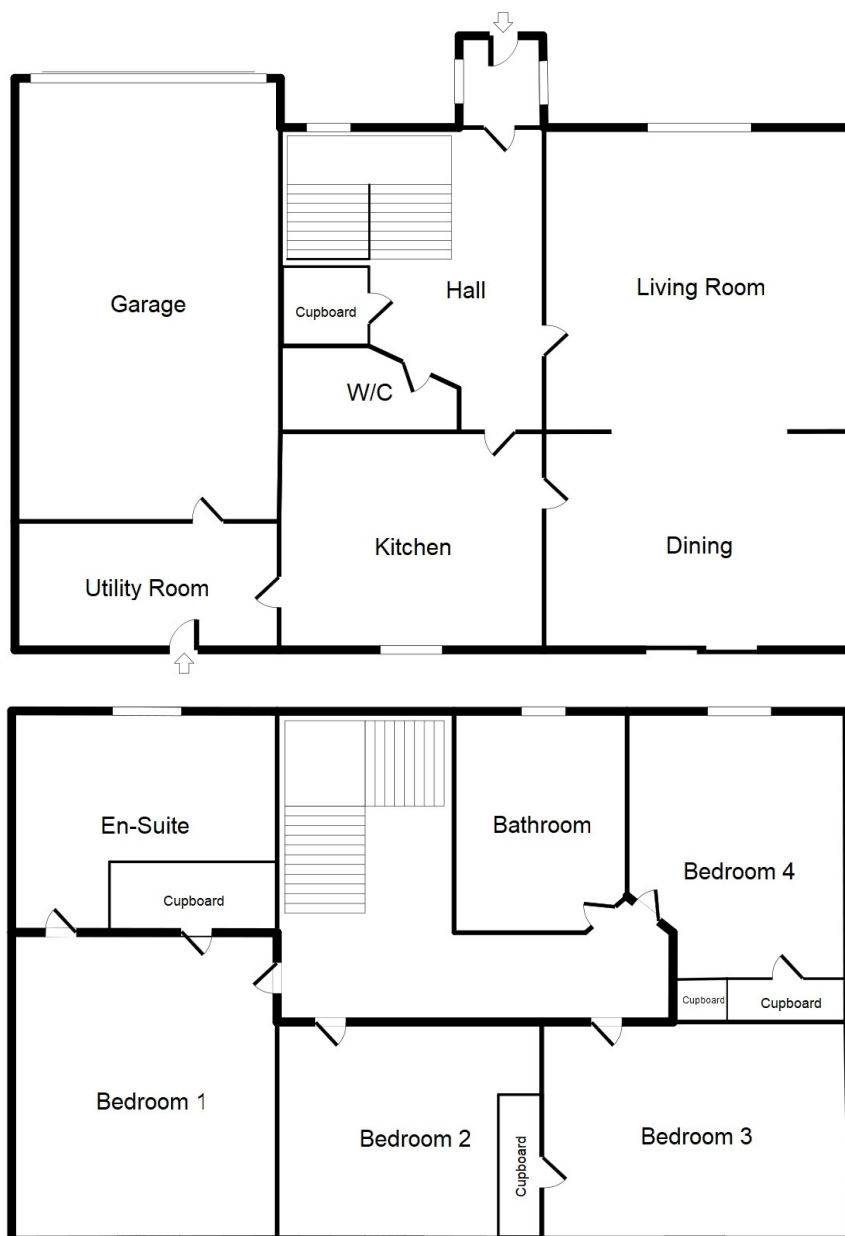






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

• Kitchen	3.17m x 3.17m	10'5" x 10'5"
• Utility	3.19m x 1.69m	10'6" x 5'7"
• Dining	3.88m x 3.18m	12'9" x 10'5"
• Lounge	3.87m x 3.82m	12'9" x 12'6"
• WC	2.01m x 1.01m	6'7" x 3'4"
• Vestibule	1.47m x 1.21m	4'10" x 4'0"
• Bedroom 1	4.40m x 3.19m	14'5" x 10'5"
• En Suite	3.16m x 1.98m	10'4" x 6'6"
• Bedroom 2	3.90m x 3.21m	12'10" x 10'7"
• Bedroom 3	3.22m x 3.00m	10'7" x 9'10"
• Bathroom	2.71m x 1.92m	8'11" x 6'4"
• Bedroom 4	3.21m x 3.08m	10'6" x 10'1"



Please note these floorplans are not to scale and are for representational purposes only

#### 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.