

CLUNY ESTATE
AGENTS

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****REDUCED PRICE** REDUCED PRICE**REDUCED PRICE****

**47 Mannachie Gardens, Forres,
IV36 2WP**



We are happy to offer this detached two bedroom bungalow in a quite residential area of Forres.

**DETACHED BUNGALOW
TWO BEDROOMS
ONE ENSUITE
GARAGE
GOOD CONDITION
QUIET RESIDENTIAL AREA
GAS CENTRAL HEATING
COUNCIL TAX BAND D
EPC RATING C
F156**

**Offers Over
£180,000**

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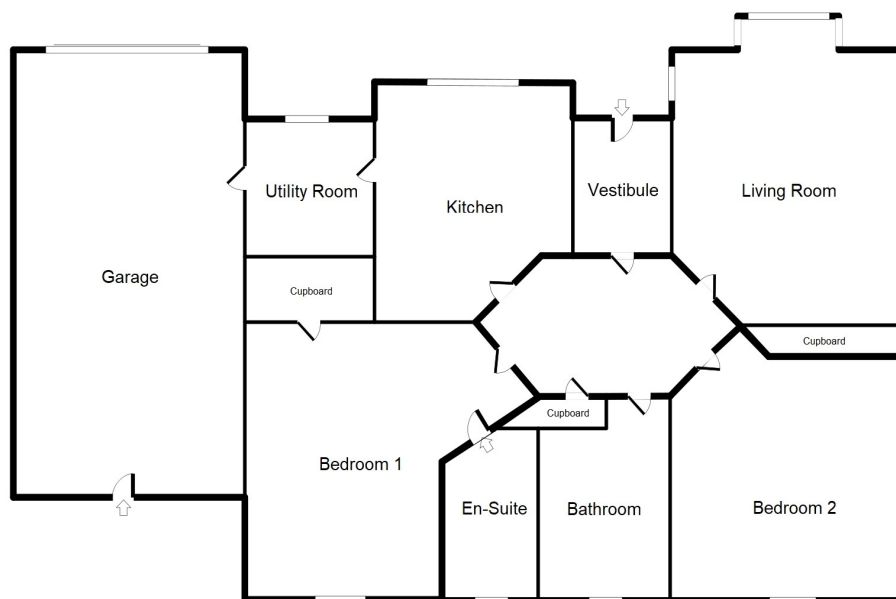
The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Vestibule, Hallway, Lounge, Kitchen, Utility Room, Two Double Bedrooms (1 with En-Suite), Bathroom, Garage, Driveway, Front Garden and enclosed rear garden.

This is a spacious property with lots to offer and an internal viewing is highly recommended to fully appreciate it.



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

- Vestibule: 4'10" x 5'3" (1.47m x 1.60m)
 - Hallway: 12'7" x 5'6" (3.82m x 1.67m)
 - Lounge: 13'8" x 11'9" (4.18m x 3.57m)
- (Excluding the window bay)
- Kitchen: 9'9" x 9'8" (2.97m x 2.94m)
 - Utility Room: 5'6" x 5'5" (1.69m x 1.66m)
 - Bedroom 1: 13'5" x 9'9" (4.08m x 2.97m)
 - Bathroom: 10'3" x 5'11" (3.12m x 1.80m)
 - En-Suite: 8'1" x 5'6" (2.47m x 1.68m)
 - Bedroom 2: 11'1" x 11'9" (3.37m x 3.57m)
 - Garage: 19'10" x 11'10" (6.04m x 3.62m)



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.