

1 Castle Street, Forres, IV36 1PW



We are delighted to offer this immaculately presented three bedroomed semi-detached stone built house situated in a quiet but central location of the picturesque town of Forres.

SEMI-DETACHED STONE BUILT HOUSE

THREE BEDROOMS (one with en-suite)

EXCELLENT CONDITION

MULTI-FUEL STOVE

DRIVEWAY

QUIET RESIDENTIAL AREA

GREENHOUSE

SHED

SUMMER HOUSE (AVAILABLE BY SEPARATE
(NEGOTIATION))

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

COUNCIL TAX BAND B

EPC RATING D

Offers Over
£160,000

This beautifully presented three bedroomed semi-detached stone built house is situated in a quiet, central location within short walking distance of all the local amenities of the picturesque town of Forres.

The property which is in walk-in condition throughout benefits from UPVC Double Glazing and Gas Central Heating. The good sized accommodation comprises: Vestibule, Hallway, spacious Lounge incorporating a multi-fuel woodburning stove creating a lovely focal point to the room, bright Kitchen with integrated oven, hob and cooker hood with “picture” window to the rear creating a scenic view over the back garden, boiler cupboard/cloakroom, light and airy porch, nicely decorated Shower Room with walk-in corner shower cubicle, principal Bedroom with built in wardrobes providing ample storage facilities, en-suite, a further good sized double Bedroom and a single Bedroom.

The property sits in beautifully, well maintained gardens to both front and rear with a gated driveway to the side providing ample parking facilities. The front garden is laid to gravel for ease of maintenance with the privately enclosed rear laid to both lawn, gravel and a slabbed pathway, offset with a selection of mature shrubs and bushes, shed, greenhouse and Summer House which is available by separate negotiation. All carpets, blinds and light fittings are included in the sale with the exception of the white goods and curtains.

This is an immaculately presented property and a viewing is highly recommended.





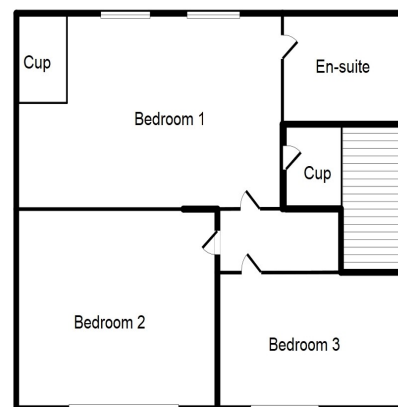
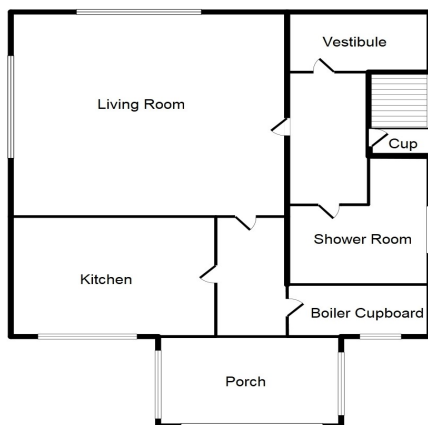
If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Vestibule: 3'5" x 6'0" (1.03m x 1.84m)
- Lounge: 13'11" x 14'1" (4.23m x 4.28m)
- Kitchen: 7'10" x 9'11" (2.39m x 3.01m)
- Boiler Cupboard/Cloakroom 2'10"x 5'11" (0.87m x 1.82m)
- Porch: 5'8" x 8'8" (1.74m x 2.65m)
- Bedroom 1: 10'7" x 13'3" (3.22m x 4.04m)
- En-suite: 5'6" x 6'1" (1.67m x 1.85m)
- Bedroom 2: 11'6" x 9'5" (3.51m x 2.86m)
- Bedroom 3: 9'10" x 7'9" (3.0m x 2.36m)
- Shower Room: 6'3" x 6'6" (1.91m x 1.98m)



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

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.