

## 11 Cicely Place, Forres, IV36 1PS



We are delighted to offer this two bedroom semi-detached bungalow situated in a quiet but central location of the picturesque town of Forres.

**SEMI-DETACHED BUNGALOW**

**TWO DOUBLE BEDROOMS**

**IMMACULATE CONDITION**

**QUIET RESIDENTIAL AREA**

**GAS CENTRAL HEATING**

**UPVC DOUBLE GLAZING**

**COUNCIL TAX BAND A**

**FRONT & REAR GARDENS**

**EPC RATING D**

**E870**

Offers Over  
£135,000

This beautifully presented two bedroomed semi-detached Bungalow sits in a quiet but central location of the picturesque town of Forres which offers a wide range of local shops, schools, supermarkets and transport links all within walking distance of the property.

In immaculate condition throughout the property benefits from UPVC Double Glazing and Gas Central Heating. The good sized accommodation comprises: Vestibule, Hall, Lounge, Kitchen/Diner, Bathroom and Two Double Bedrooms.

Outside the property there are good sized, beautifully presented well maintained private gardens to both the front and rear, offset with a gravelled area together with a selection of mature shrubs, bushes and a small garden shed.

The property would make an ideal family home and we highly recommend an internal viewing.

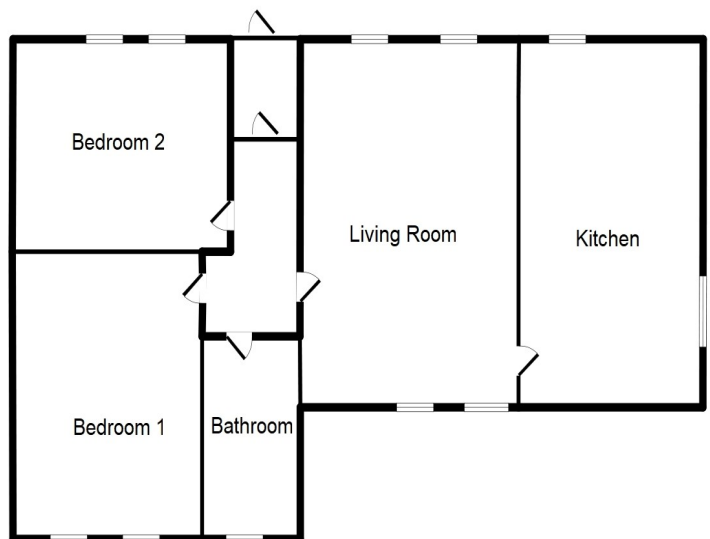






If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on  
01309 673836

- Vestibule: 1.23m x 1.10m (4'1" x 3'7")
- Lounge: 5.13m x 4.06m (16'10" x 13'4")
- Kitchen/Diner: 4.88m x 2.26m (16'0" x 7'5")
- Bedroom 1: 4.14m x 3.2m (13'7" x 10'7")
- Bedroom 2: 3.66m x 3.21m (12'0" x 10'6")
- Bathroom: 2.48m x 1.53m (8'2" x 5'0")



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.