

44 Randolph Lane, Forres, IV36 1HF



This well presented end terraced two bedroom house is situated in a popular residential area of Forres located with easy walking distance of all amenities and transport links.

END TERRACED HOUSE
TWO BEDROOMS
EXCELLENT CONDITION
POPULAR RESIDENTIAL AREA
GAS CENTRAL HEATING
DOUBLE GLAZING
GARDENS
COUNCIL TAX BAND A
EPC RATING D

Offers Over
£110,000

This delightful two bedroomed property which is in walk-in condition throughout benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: bright and airy Lounge with space for a wood burning stove , Kitchen with integrated electric oven and hob, a good sized dining area providing ample space for a large family dining table and patio doors to rear creating a lovely outlook onto the back garden, two good sized Double Bedrooms and modern Shower Room with walk-in shower cubicle, enclosed gardens to front and rear. This beautifully presented property would make an ideal family home and an internal viewing is highly recommended.





Outside, the property sits in gardens to both front and rear, laid to lawn with a slabbed area to the back providing a lovely space for entertaining.

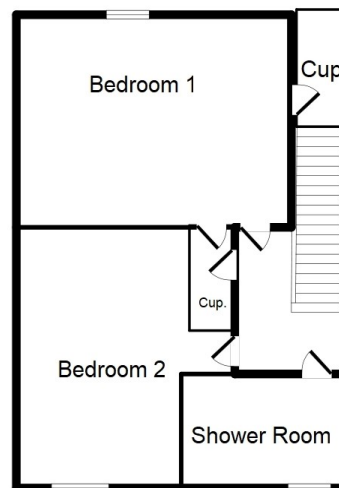
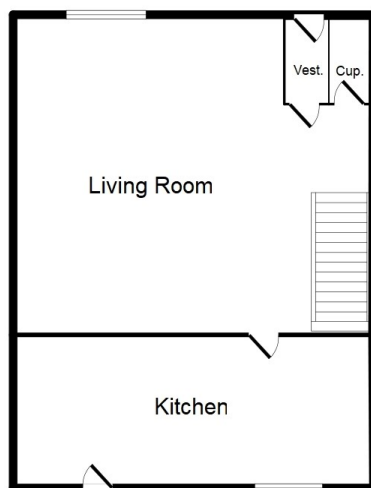
This delightful house is in immaculate condition and would make a lovely family home.

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

- Kitchen/Diner: 5.39m x 2.73m (17'8" x 9'0")
- Lounge: 5.40m x 4.39m (17'9" x 14'5")
- Shower Room: 2.55m x 1.56m (8'5" x 5'1")
- Bedroom 1: 4.51m x 2.74m (14'10" x 9'0")
- Bedroom 2: 4.33m x 2.75m (14'2" x 9'0")



44 Randolph Lane, Forres



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.