

63 Highfield, Forres, IV36 1FN



We are delighted to offer this spacious three bedroom detached house situated in a popular residential area of Forres.

DETACHED HOUSE
THREE BEDROOMS
GOOD CONDITION
POPULAR RESIDENTIAL AREA
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
FRONT & REAR GARDENS
GARAGE
DRIVEWAY
SHED
COUNCIL TAX BAND D
EPC RATING C

Offers Over
£200,000

This well presented three bedroom detached house is located within a popular residential area of Forres close to all local amenities and transport links with the award winning gardens of The Grant Park situated within a short walking distance. The property benefits from UPVC Double Glazing and Gas Central Heating. The good sized accommodation comprises:- bright, spacious Lounge with large windows to front allowing natural light to flood in, platform dining area with ample space for a large family dining table creating an ideal space for all your informal dining requirements, modern Kitchen with window to rear providing a lovely outlook over the back garden, Utility Room, two good sized Double Bedrooms with built in wardrobes providing ample storage facilities and a further downstairs single Bedroom, nicely decorated en-suite Shower Room with walk-in corner shower cubicle and a modern Family Bathroom with built in storage and shower over bath. Storage Shed, Driveway, Garage and privately enclosed front and rear gardens.



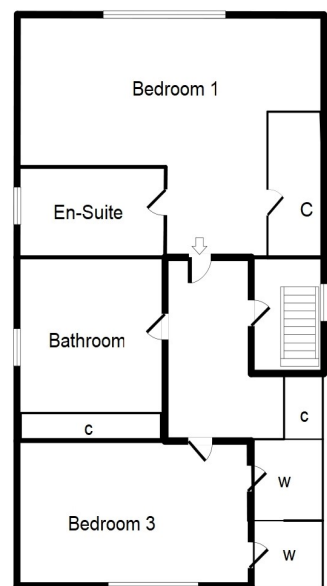
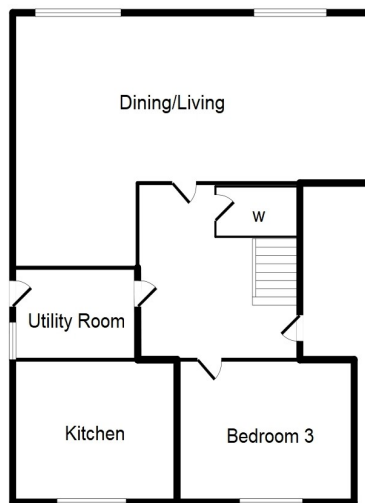


Outside the property there is a driveway to the front with access to the garage, privately enclosed front garden laid to lawn with a path to side and fenced in rear garden laid to lawn with a large slabbed patio area providing a lovely space for entertaining.

This delightful house 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

- Lounge/Diner: 6.37m x 4.79m (20'11" x 15'9")
- Dining Platform Area: 2.89m x 2.60m (9'6" x 8'6")
- Entrance Hallway: 2.51m x 3.37m (8'3" x 11'1")
- Kitchen: 3.72m x 2.73m (12'2" x 8'11")
- Utility Room: 2.59m x 1.89m (8'6" x 6'2")
- Bedroom 1 (at longest): 5.05m x 3.77m (16'7" x 12'4")
- En-suite: 1.67m x 1.50m (5'6" x 4'11")
- Bedroom 2: 3.46m x 2.98m (11'4" x 9'9")
- Bedroom 3 (downstairs) 2.93m x 2.51m (9'7" x 8'3")
- Bathroom: 2.55m x 1.67m (8'4" x 5'6")
- Garage: 6.10m x 2.72m (20'0" x 8'11")



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.