

CLUNY ESTATE
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10 Siwalik Hill, Forres,
IV36 2PH



A rare opportunity has arisen to purchase this stunning three bedroomed detached house located in an exclusive residential area of the scenic Market Town of Forres.

DETACHED HOUSE

THREE DOUBLE BEDROOMS

IMMACULATE CONDITION

DESIRABLE RESIDENTIAL AREA

GAS CENTRAL HEATING

UPVC TRIPLE GLAZING

COUNCIL TAX BAND E

EPC RATING B

F192

Offers Over
£300,000

This prestigious property is finished to a very high standard and occupies an enviable spot in a much sought after desirable residential cul-de-sac. The immaculately presented accommodation comprises:- nicely presented downstairs shower room, utility room, high spec. fully fitted open plan kitchen/diner with modern wall and base mounted units, “Belfast” sink, superior quality granite worktops, integrated double oven, hob, extractor hood and island to centre providing an excellent food preparation area. The bright and spacious lounge has large floor to ceiling windows allowing natural light to flood in with French Doors leading out to the garden. On the upper floor can be found an impressive family size Shower Room with waterfall shower together with the Master Bedroom incorporating a dressing area, built in wardrobes with sliding mirrored doors and a stylishly presented en-suite bathroom with three piece suite in white, built in under sink storage and a heated chrome towel rail. Bedroom Two is also located on this floor with built in wardrobes providing ample storage. The third good sized double bedroom can be found on the ground floor with French Doors providing access to the garden.

In walk-in condition throughout this splendid home benefits from UPVC triple glazing and gas central heating together with high quality fixtures, fittings and ample storage.

An internal viewing is highly recommended to appreciate the stylish interior, contemporary feel and bright, generous living space on offer.

Outside, the property sits in privately enclosed fenced and well maintained, landscaped gardens to rear, laid to lawn with raised beds together with a slabbed and composite decking area providing an ideal space for relaxing/entertaining and catching both the morning and evening sun. There are no future developments planned so the property will always retain its private outlook. There is a large loc bloc driveway to the front providing ample parking and an integral Garage.

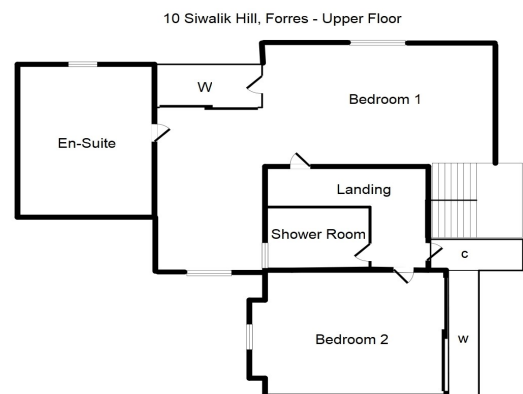
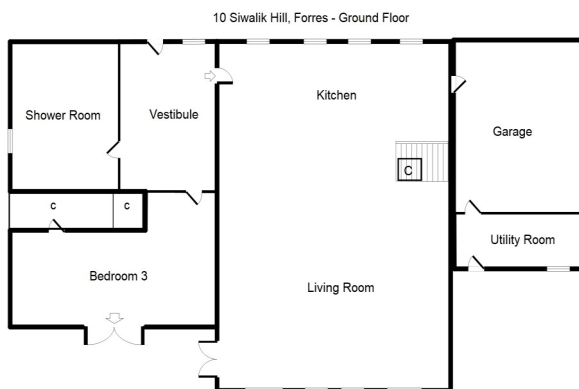
This property is beautifully presented throughout and would make an ideal family home.





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

- Vestibule: 2.11m x 2.11m (6'11" x 6'11")
- Lounge Area: 6.03m x 4.43m (19'10" x 14'6")
- Kitchen Area: 6.03m x 9.72m (19'10" x 31'11")
- Downstairs Shower Room: 1.87m x 1.82m (6'2" x 5'11")
- Utility Room: 3.26m x 1.59m (10'8" x 5'2")
- Dressing Area: 3.45m x 2.30m (11'4" x 7'7")
- Bedroom 1: 4.33m x 3.08m (14'3" x 10'1")
- En-suite Bathroom: 3.44m x 2.21m (11'4" x 7'3")
- Bedroom 2: 3.51m x 3.12m (11'6" x 10'3")
- Bedroom 3: 4.10m x 3.18m (13'4" x 10'5")
- Upstairs Shower Room: 2.08m x 1.74m (6'10" x 5'8")
- Garage: 5.91m x 3.27m (19'5" x 10'9")



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.