

**\*\*CLOSING DATE—WEDNESDAY 8TH JUNE AT 12 NOON\*\* CLOSING DATE\*\***

## 6 Loch View, Sanquhar, Forres, IV36 2XH



A rare opportunity has arisen to purchase this attractive three bedroomed detached house situated in a much sought after and desirable residential location of the picturesque town of Forres.

DETACHED HOUSE

THREE BEDROOMS

DESIRABLE RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

GAS CENTRAL HEATING

TIMBER DOUBLE GLAZING

GARAGE

DRIVEWAY

COUNCIL TAX BAND F

EPC RATING D

**F203**

Offers Over  
£255,000

This well presented three bedroomed detached house is located in a particularly desirable residential area and is in good condition but would benefit from some modernisation. The well proportioned property benefits from Timber Double Glazing and Gas Central Heating.

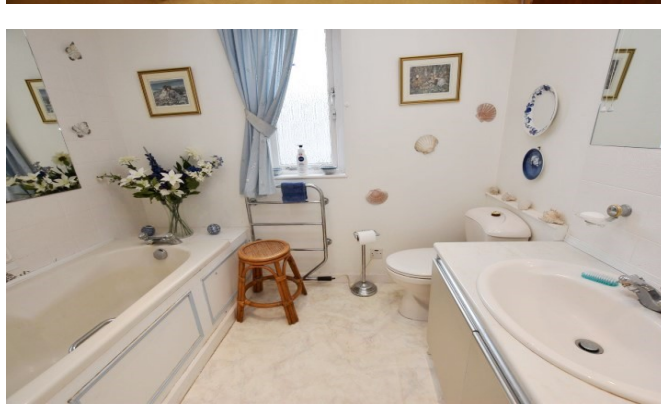
The good sized accommodation comprises: exceptionally bright and spacious Lounge/ Dining Room with large floor to ceiling windows/patio doors, allowing natural light to flood in and providing stunning views over Sanquhar Loch, there is a wood fuel stove to the centre of the room which creates a lovely focal point. The Kitchen is another good sized room with both wall and base mounted units, gas hob, built in oven, together with space to facilitate a large family dining table, a well proportioned Utility Room provides additional storage and washing facilities. There are three good sized double bedrooms with built in wardrobes providing ample storage, with the Master benefitting from an en-suite with shower over the bath and a nicely decorated Family Bathroom with three piece suite and under sink storage.

Outside, the property sits in privately enclosed, gardens to both front and rear, laid to lawn with a gravelled area together with a selection of mature shrubs and trees. Driveway, Garage and outdoor wash room with plumbing.

This is a charming property in an enviable location which would make a lovely family home. Viewing is highly recommended to appreciate the spacious accommodation on offer.







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

- Vestibule: 4.49 m x 2.02m (14'9" x 6'7")
- Lounge/Diner: 8.39m x 4.78m (27'6" x 15'8")
- Kitchen: 4.88m x 2.95m (16'0" x 9'8")
- Utility Room: 2.43m x 2.04m (7'11" x 6'8")
- Bedroom 1: 4.70m x 3.27m (15'5" x 10'9")
- En-suite: 2.28m x 2.48m (7'6" x 8'2")
- Bedroom 2: 4.05m x 2.61m (13'3" x 8'7")
- Bedroom 3: 3.27m x 2.95m (10'9" x 9'8")
- Bathroom: 2.28m x 2.43m (7'6" x 8'0")
- Garage: 6.02m x 6.01m (19'9" x 19'8")
- Outdoor Wash Room: 2.90m x 2.94m (9'6" x 9'8")



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.