

30 Torridon Park, Forres, IV36 1FP



We are delighted to offer this three bedroom end terraced house situated in a popular residential area of the picturesque town of Forres.

**END TERRACED HOUSE
THREE BEDROOMS
EXCELLENT CONDITION
QUIET RESIDENTIAL AREA
GARDENS TO FRONT & REAR
CONCRETE STORAGE SHED
TIMBER SHED
GAS CENTRAL HEATING
UPVC DOUBLE & TRIPLE GLAZING
COUNCIL TAX BAND B
EPC RATING C**

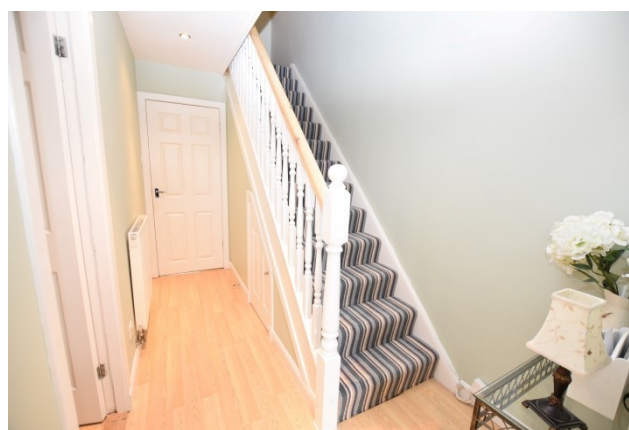
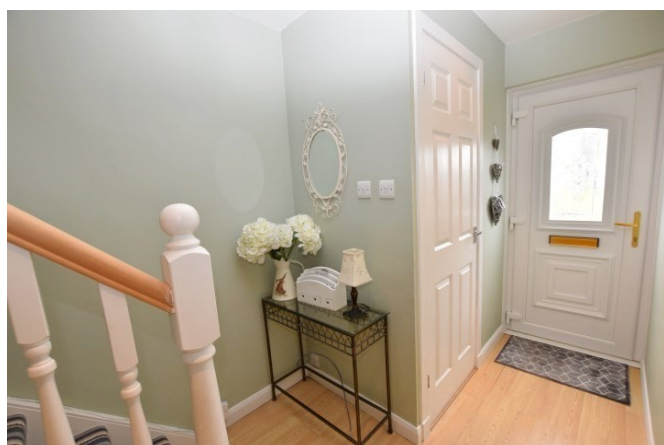
**Offers Over
£125,000**

This attractive end terraced three bedroom house is situated in a quiet, central location and is within walking distance of all local shops, transport links and amenities.

Benefitting from both Double/Triple Glazing, Gas Central Heating and UPVC doors throughout, this well proportioned property comprises: bright and airy Lounge with fireplace to the centre creating a lovely focal point to the room, modern fully fitted dining Kitchen with wall and base mounted units, integrated oven, hob, microwave, cooker hood and window to rear providing a lovely view over the back garden, there is a separate dining area with ample room to accommodate a family size dining table. Three good sized double bedrooms, two of which incorporate built in double/triple wardrobes providing excellent storage facilities and a stylish Shower Room with large walk-in corner shower cubicle.

Outside, the property sits in well maintained gardens to both the front and rear. The privately enclosed back garden is laid to loc block slabbing for ease of maintenance together with concrete and timber storage sheds.

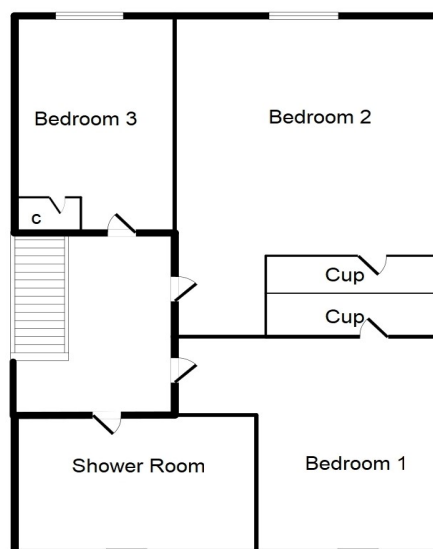
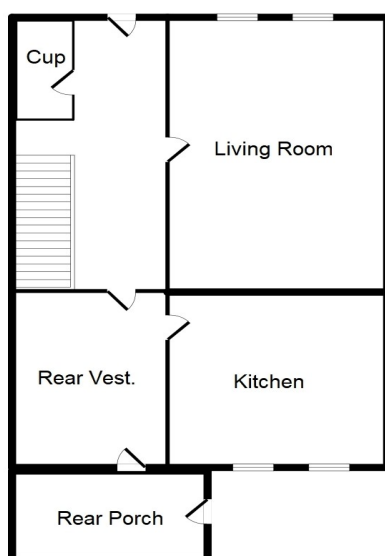
This is a beautifully presented property which would make an ideal family home and an internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.





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

- Lounge: 5.03m x 3.20m (16'6" x 10'6")
- Hallway: 5.18m x 0.89m (16'11" x 2'11")
- Kitchen: 3.20m x 2.69m (10'6" x 8'10")
- Dining Area: 2.66m x 1.80m (8'9" x 5'11")
- Bedroom 1 (triple wardrobe): 3.23m x 3.44m (10'7" x 11'3")
- Bedroom 2 (double wardrobe): 3.00m x 2.91m (9'10" x 9'6")
- Bedroom 3 (cupboard): 2.33m x 2.00m (7'8" x 6'7")
- Shower Room: 2.38m x 1.66m (7'10" x 5'6")



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.