

## 6 Siwalik Hill, Forres, IV36 2PH



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

DETACHED HOUSE

THREE DOUBLE BEDROOMS

EXCELLENT CONDITION

IMMACULATELY PRESENTED

DESIRABLE RESIDENTIAL AREA

LARGE PRIVATELY ENCLOSED GARDENS

LOC BLOC DRIVEWAY

GARAGE

TRIPLE GLAZING

GAS CENTRAL HEATING (HEAT EXCHANGE  
AIR FILTRATION SYSTEM)

COUNCIL TAX BAND E

EPC RATING B

F206

Offers Over  
£320,000

This beautifully presented home is situated in a much sought after residential location and is in walk-in condition throughout.

The spacious accommodation comprises:- open plan, bright and airy Lounge with large floor to ceiling windows allowing natural light to flood in and French Doors to the garden, modern fully fitted dining Kitchen with high spec. wall and base mounted units, contrasting marble worktops and integrated double oven, induction hob, dishwasher, fridge/freezer, microwave, and extractor fan. There is a separate dining area providing ample room for a family size dining table, Utility Room housing the washing machine and boiler, downstairs Shower Room, three good sized Double Bedrooms with built in wardrobes providing ample storage, Dressing Area (off Bedroom 1), nicely decorated en-suite and large, stylish family Shower Room with three piece suite, built in vanity unit providing under sink storage, chrome heated towel ladder and walk in shower cubicle.

The property benefits from Triple Glazing, Gas Central Heating Heat Exchange Air Filtration System and high quality fixtures and fittings throughout.

Outside, the property sits in large, privately well maintained gardens to both front and rear, laid to lawn with a selection of mature shrubs and bushes. There is a slabbed patio area providing a lovely space for entertaining or relaxing in the sun. Loc bloc driveway, Shed and Garage.

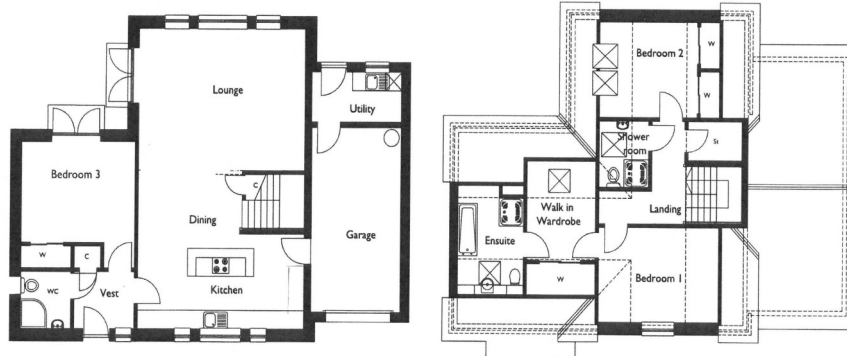
This attractive property would make an ideal family home and an internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.





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

- Vestibule: 2.14m x 1.87m(7'0" x 6'2")
- Lounge Area: 6.03m x 4.42m (19'9" x 14'6")
- Kitchen Area: 6.03m x 3.07m (19'9" x 10'1")
- Utility Room: 3.28m x 1.61m (10'9" x 5'3")
- Downstairs Shower Room: 1.85m x 1.85m (6'1" x 6'1")
- Dining Area: (width 3.78m ) (12'5")
- Dressing Area: 3.15m x 2.50m (10'4" x 8'2")
- Bedroom 1: 4.33m x 3.07m (14'2" x 10'1")
- En-suite: 3.44m x 2.32m (11'4" x 7'7")
- Bedroom 2: 3.44m x 3.08m (11'4" x 10'1")
- Bedroom 3: 4.12m x 3.22m (13'6" x 10'7")
- Upstairs Shower Room: 2.17m x 1.76m (7'1" x 5'9")
- Garage: 5.94m x 3.35m (19'6" x 10'8")



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.