

## 19 Drumduan Road, Forres, IV36 1BS



A rare opportunity has arisen to purchase this stunning four bedroomed detached house situated in a quiet, central location of the picturesque town of Forres.

**DETACHED HOUSE**

**FOUR BEDROOMS**

**EXCELLENT CONDITION**

**QUIET RESIDENTIAL AREA**

**GAS CENTRAL HEATING**

**TIMBER DOUBLE GLAZING**

**GARAGE WITH ELECTRIC DOOR**

**TIMBER SHED**

**DRIVEWAY**

**PRIVATELY ENCLOSED GARDENS**

**COUNCIL TAX BAND C**

**EPC RATING C**

Offers Over  
£310,000

This spectacular home is finished to a very high standard and occupies an enviable spot in a much sought after residential location.

In walk-in condition throughout this stunning property benefits from Timber Double Glazing and Gas Central Heating. The good sized accommodation comprises: bright and airy Lounge with large window to front allowing natural light to flood in, fireplace to the centre creating an attractive focal point to the room and double panel hardwood glazed doors leading through to the beautifully presented Dining Room providing a lovely outlook onto the back garden. The modern fully fitted Kitchen incorporates a selection of wall and base mounted units with ample room for a family dining table, together with integrated double oven, gas hob, extractor fan and fridge. Utility Room, W.C., and Study. There are three good sized Double Bedrooms, two of which have sea views, and one single, and all have built in wardrobes creating ample storage facilities, the main bedroom has an en-suite Shower Room with large walk-in corner shower cubicle and there's also a Family Bathroom with three piece suite and shower over the bath.

Outside, the property sits in well maintained gardens to both front and rear laid to lawn with a slabbed patio area to the back providing an ideal space for entertaining or catching the afternoon sun, together with a selection of mature shrubs and bushes. Garage with electric door, Driveway and Timber Shed.

An internal viewing is highly recommended to appreciate the stylish interior and bright, spacious accommodation on offer. This immaculately presented property benefits from high quality fixtures and fittings 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: 1.37m x 1.17m (4'6" x 3'10")
- Lounge: 5.74m x 4.17m (18'10" x 13'8")
- Kitchen: 5.30m x 3.47m (17'5" x 11'4")
- Utility Room: 2.37m x 2.80m (7'9" x 9'3")
- W.C: 1.38m x 1.57m (4'6" x 5'2")
- Dining Room: 3.48m x 3.57m (11'5" x 11'9")
- Study: 3.19m x 3.04m (10'6" x 9'11")
- Bedroom 1: 5.18m x 3.82m (17'0" x 12'7")
- En-suite: 2.97m x 2.01m (9'9" x 6'7")
- Bedroom 2: 4.15m x 3.36m (13'7" x 11'0")
- Bathroom: 2.27m x 2.81m (7'5" x 9'3")
- Bedroom 3: 4.12m x 3.49m (13'6" x 11'5")
- Bedroom 4: 3.95m x 2.38m (12'11" x 7'10")
- Garage: 5.34m x 2.85m (17'5" x 9'4")
- Garage Room: 2.91m x 2.02m (9'7" x 6'8")



#### 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.