

## 68 Forbeshill, Forres, IV36 1JL



We are delighted to offer this three bedroomed detached house located in a much sought after residential location of the picturesque town of Forres.

DETACHED HOUSE  
FREEHOLD  
THREE BEDROOMS  
EXCELLENT CONDITION  
POPULAR RESIDENTIAL AREA  
GAS CENTRAL HEATING  
UPVC DOUBLE GLAZING  
GARDENS  
GARAGE & SHED WITH LIGHTS & POWER  
PARTIALLY FLOORED LOFT  
DRIVEWAY  
COUNCIL TAX BAND C  
EPC RATING D  
F219

Offers Over  
£190,000

This immaculately presented three bedroomed detached house is situated in an ideal location with walking distance of Forres High Street, The Grant Park and all local amenities, transport links and shops.

In walk-in condition throughout the property benefits from UPVC Double Glazing and Gas Central Heating. The good sized accommodation comprises: bright and spacious Lounge with large floor to ceiling windows to the front allowing natural light to flood in, modern fully fitted kitchen with a good selection of wall and base mounted units, contrasting work surfaces, built in fridge/freezer, integrated double oven, hob, extractor hood and plumbing for automatic washing machine and dishwasher. There is a separate dining area providing ample space for a family size table and patio doors providing a lovely view out towards the back garden. There are two double bedrooms and a single bedroom, two of which incorporate double and triple wardrobes, creating ample storage and a stylish family bathroom with three piece suite in white and shower over the bath. Partially floored loft.

Outside, the property sits in large gardens to both the front and rear. The front of the property is laid to loc bloc for ease of maintenance with the privately enclosed back garden laid to lawn, offset with a selection of mature, trees, shrubs and bushes and a slabbed patio area providing an ideal space for catching the afternoon sun or for entertaining purposes. Storage Shed and garage with lights and power, driveway with ample parking facilities.

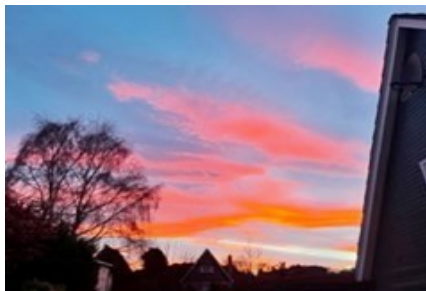
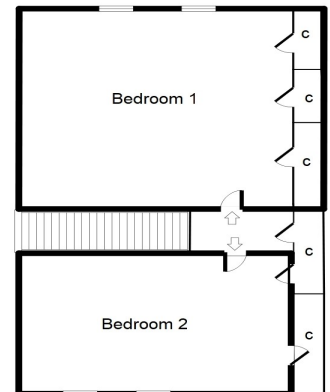
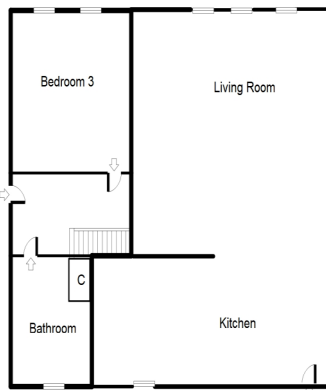
This is an immaculately presented property throughout which would make an ideal family home and an internal viewing is highly recommended.





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

- Lounge: 4.05m x 3.54m(13'3" x 11'7")
- Kitchen/Diner: 4.51m x 2.66m(14'10" x 8'9")
- Bedroom 1: 3.60m x 3.26m(11'10" x 10'9")
- Bedroom 2: 3.60m x 2.93m(11'10" x 9'7")
- Bedroom 3: 2.67m x 2.12m(8'9" x 6'11")
- Bathroom: 2.69m x 1.66m(8'10" x 5'5")
- Garage: 4.90m x 2.69m(16'1" x 8'10")



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.

