

CLUNY ESTATE
AGENTS

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****REDUCED PRICE**REDUCED PRICE**REDUCED PRICE****

5 Brander Gardens, Forres, IV36 2QD



We are delighted to offer this modern Springfield “Huntly” design three bedroomed semi-detached house situated in a popular residential area of the picturesque town of Forres.

SEMI-DETACHED HOUSE
THREE BEDROOMS
EXCELLENT CONDITION
IMMACULATE DECORATIVE ORDER
POPULAR RESIDENTIAL AREA
GAS CENTRAL HEATING
TRIPLE GLAZING
COUNCIL TAX BAND E
EPC RATING B

Offers Over
£212,000

E979



We are delighted to offer this modern Springfield “Huntly” design three bedroomed semi-detached house situated in a popular residential area of the picturesque town of Forres. Forres has a good range of facilities including several primary schools, sporting and recreational facilities, supermarkets and a choice of independent High Street shops.



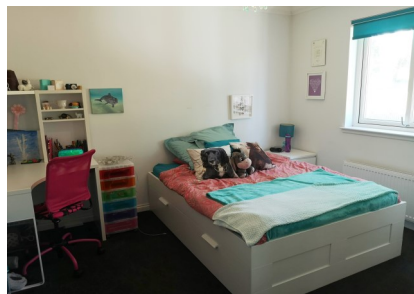
The property benefits from Triple Glazing and Gas Central Heating. The good sized accommodation comprises: Hallway, Lounge, open plan Kitchen/Dining Room, Sun Room, Utility Room, W.C. , Master Bedroom, Bedroom 2, Bedroom 3, Bathroom, En-Suite Bathroom, Garage, Driveway and enclosed rear garden with decked area for all your entertaining requirements.

This is a superb, immaculately presented three bedroomed house and an internal viewing is highly recommended.

The front door opens to a bright and spacious hallway which leads to all of the ground floor accommodation incorporating Quickstep Elite flooring throughout. The Lounge is located at the front of the property with a lovely view to the garden. To the back of the property is an open plan Kitchen/Dining Room. The stunning Kitchen is complemented with high spec base units giving ample space for storage and integrated appliances throughout. Off the Kitchen is an open plan Dining area providing space for a large family dining table for all your formal dining requirements. The Dining Room is bright and airy allowing natural light to flow in from the attached Sun Room, which has patio doors opening on to the large decked area. There is a good sized Utility Room off the Kitchen providing access to the Garage and W.C.



On the upper floor can be found three good sized Double Bedrooms with built in wardrobes providing ample storage facilities. The Master Bedroom has a large en-suite Bathroom with shower over bath. There is a bright, modern Family Bathroom with three piece suite in white and walk-in shower cubicle, all of which are decorated to a very high standard.



Outside the property there is a well kept and presented garden laid to lawn to both front and rear. Garage and Driveway.

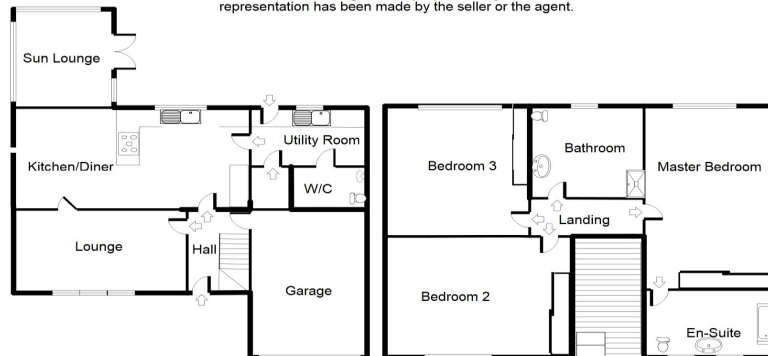
This delightful house is in immaculate condition and would make a lovely family home.

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

- Kitchen/Dining Room: 6.30m x 3.20m (20'8" x 10'6")
- Lounge: 3.80m x 3.50m (12'6" x 11'6")
- Sun Room: 9.9m x 12.1m (2'9" x 3'6")
- Utility Room: 3.20m x 1.60m (10'6" x 5'3")
- W.C: 2.20m x 1.40m (7'3" x 4'7")
- Master Bedroom: 3.20m x 4.0m (10'6" x 13'1")
- Bedroom 2: 3.70m x 3.10m (12'02" x 10'2")
- Bedroom 3: 3.30m x 3.50m (10'10" x 11'6")
- Bathroom: 2.10m x 2.40m (6'11" x 7'10")
- En-Suite Bathroom: 3.20m x 2.10m (10'6" x 6'11")
- Garage: 3.20m x 5.50m (10'6" x 18'1")

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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.

