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San Venditto, Nelson Road, Forres IV36 1DR



This four bedroom detached house is situated in an established residential area of Forres, with approximately one and a half acres of garden grounds, with an additional area of land included in the sale.

**DETACHED PROPERTY
FOUR DOUBLE BEDROOMS
DOUBLE GARAGE, WINE CELLAR
AND STORE
DRIVEWAY AND LARGE
GARDEN PLUS ADDITIONAL
AREA OF LAND
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND G
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£360,000**

E960

This four bedroom detached property is situated in a sought after, quiet residential area of Forres, within easy reach of local amenities and just a short walk from Forres High Street and local parks.

The accommodation comprises: Entrance vestibule, spacious hallway, open plan kitchen/diner, separate utility room, large living room, shower room and bathroom, study, four double bedrooms (one with built-in wardrobe), sun room and block-built conservatory. The property benefits from gas central heating and double glazing.

A tarmac driveway leads to a double garage with adjoining store and wine cellar.

The property sits in one and a half acres of beautiful, mature garden grounds, which have featured in The Beechgrove Garden with Jim McColl in 2004. There is also an additional area of approximately one and a half acres to the rear of the garden, which is included in the sale.

With some modernisation, this property would make a fantastic family home and we highly recommend a viewing.

Please be advised the date of entry for this property is January 2023.









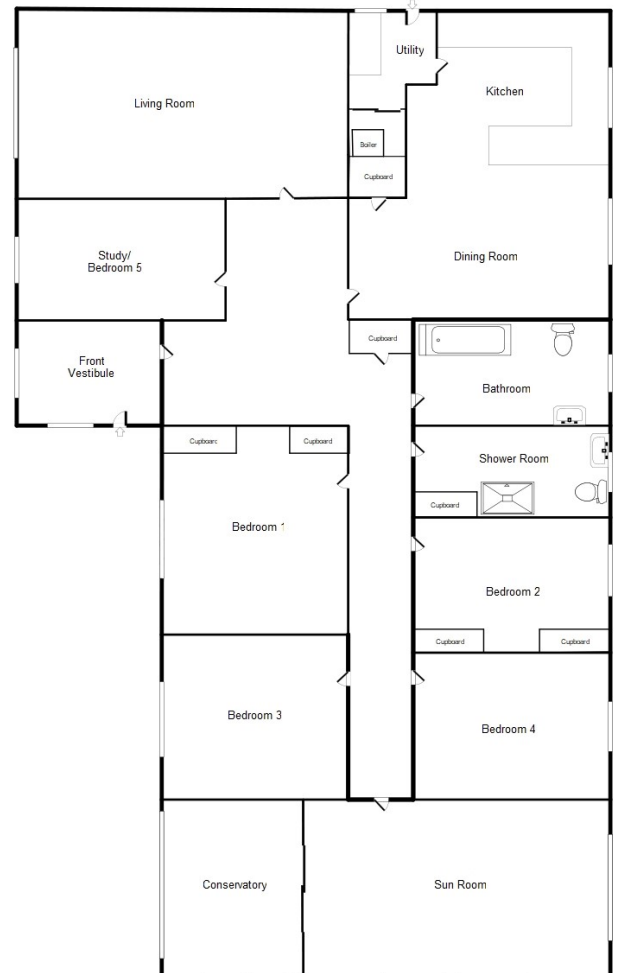




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen/Diner 6.53m x 4.76m
- Lounge 5.90m x 4.14m
- Study 3.52m x 2.32m
- Vestibule 2.36m x 1.79m
- Bathroom 3.52m x 1.78m
- Shower Room 3.50m x 1.58m

- Bedroom 1 4.02m x 3.52m
- Bedroom 2 3.50m x 2.91m
- Bedroom 3 3.19m x 3.53m
- Bedroom 4 3.50m x 2.99m
- Sun Lounge 5.49m x 3.19m
- Conservatory 3.02m x 2.78m



Please note this floorplan is not to scale and is for representational

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.