

## 61 Highfield, Forres, IV36 1FN



We are delighted to offer this immaculately presented three bedroomed detached house situated in a quiet but central location of the picturesque town of Forres.

**DETACHED HOUSE**

**THREE BEDROOMS**

**EXCELLENT CONDITION**

**QUIET RESIDENTIAL AREA**

**GARAGE**

**GARDENS**

**FREEHOLD**

**GAS CENTRAL HEATING**

**DOUBLE GLAZING**

**COUNCIL TAX BAND D**

**EPC RATING D**

**F225**

Offers Over  
£220,000

This beautifully presented property is located in a desirable residential area close to all local amenities, shops and transport links with the award winning gardens of the Grant Park situated within a short walking distance.

The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Utility Room W.C., bright and airy Lounge with large window to the front allowing natural light to flood in and fireplace to the centre creating a lovely focal point to the room, modern fully fitted dining Kitchen with breakfast bar, integrated oven, hob, fridge freezer, slimline dishwasher and cooker hood with split level bright, airy open plan dining area incorporating velux, large floor to ceiling windows and patio doors providing access to a decked area in the back garden. There are three good sized Double Bedrooms, two of which have built in double wardrobes creating ample storage facilities and a stylish Bathroom with three piece suite, under sink storage and shower over the bath.

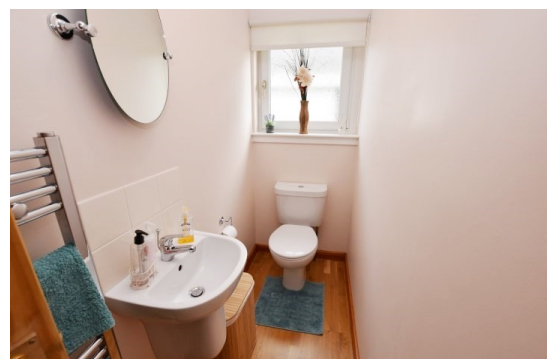
Outside, the property sits in well maintained gardens to both the front and rear. The front garden is laid to lawn with a selection of mature shrubs and bushes with the privately enclosed back garden laid to slabs with a patio and decked area providing a lovely space for entertaining or catching the afternoon sun. There is a large full length storage space located under the dining area. Garage and Driveway.

This immaculately presented home is in walk-in condition throughout and an internal viewing is highly recommended to appreciate the attractive interior and spacious accommodation on offer.

All carpets and curtains are included in the sale. The washing machine, tumble dryer, butlers block, light shades in the lounge and a few plants from the garden are not included.

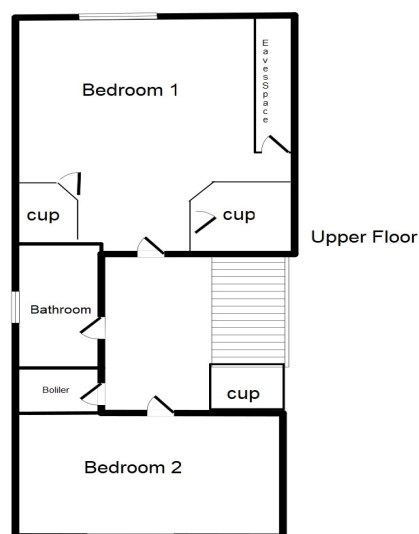
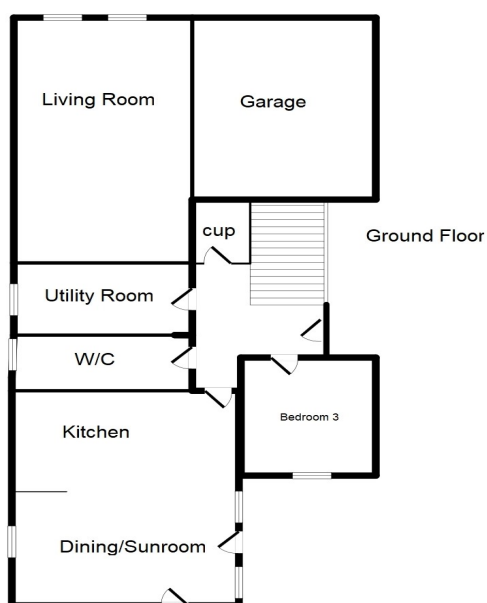






If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Vestibule: 3.29m x 2.50m(10'10" x 8'2")
- Lounge: 5.67m x 3.61m(18'7" x 11'10")
- Kitchen/Diner: 6.67m x 3.73m(21'11" x 12'3")
- Utility Room: 2.63m x 1.47m(8'8" x 4'10")
- W.C: 2.63m x 0.89m(8'8" x 2'11")
- Bedroom 1: 5.07m x 3.57m(16'7" x 11'9")
- Bedroom 2: 3.58m x 3.27m(11'9" x 10'9")
- Bedroom 3: 2.52m x 2.92m(8'3" x 9'7")
- Bathroom: 2.51m x 1.66m(8'3" x 5'5")
- Garage: 4.85m x 2.69m(15'11" 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.