

16B St. Leonards Road, Forres, IV36 1DW



A rare opportunity has arisen to purchase this stunning detached two bedroomed “new build” Bungalow occupying a prime spot in an enviable residential location of the picturesque town of Forres.

DETACHED “NEW BUILD” BUNGALOW

TWO DOUBLE BEDROOMS

FREEHOLD

EXCELLENT CONDITION

ENVIABLE RESIDENTIAL LOCATION

GAS CENTRAL HEATING

DOUBLE GLAZING

PV SOLAR PANELS

LARGE GARDENS

LOC BLOC DRIVEWAY

**Offers Over
£250,000**

This exceptionally bright and spacious, luxurious “new build” Bungalow is situated in a much sought after and desirable residential location within walking distance of Forres High Street and the scenic gardens of The Grant Park which hosts a number of local events throughout the summer. The property is within easy commuting distance of Elgin, RAF Lossiemouth, the Highland Capital of Inverness and Inverness Airport, with the seaside villages of Findhorn and Burghead also located nearby.

The attractive and well laid out property benefits from Double Glazing and Gas Central Heating and PV Solar Panels which provide electricity and a return from the grid.

The good sized accommodation comprises: large, modern fully fitted Kitchen equipped with high spec. wall and base mounted units, incorporating integrated oven, microwave, hob, fridge freezer and extractor hood, open plan bright and airy Lounge with French Doors providing a lovely view onto the back garden, two good sized double bedrooms with mirrored wardrobes providing ample storage and a stylish Bathroom with three piece suite in white, under sink storage unit, chrome heated towel rail and shower over the bath. Outside, the property sits in beautifully maintained gardens to both the front and rear, laid to lawn .

The large, privately enclosed back garden also provides a slabbed and gravelled area for ease of maintenance. Loc bloc driveway.

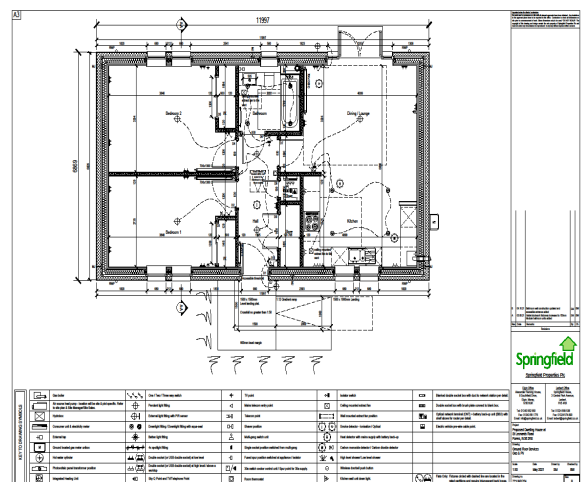
An internal viewing is highly recommended to appreciate the stylish interior, contemporary feel and bright, generous living space on offer.





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

- Kitchen/Lounge: 6.06m x 4.09m (19'8" x 13'4")
- Bedroom 1: 3.88m x 3.21m (12'7" x 10'5")
- Bedroom 2: 3.89m x 2.74m (12'7" x 8'9")
- Bathroom: 2.19m x 1.98m (7'1" x 6'4")



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.