



**Harper
Macleod LLP**
Estate Agents & Solicitors



8 Iowa Gardens, Forres, IV36 1EY
Offers over £280,000

Modern detached family home situated in a quiet cul-de-sac in Forres. The property is ideally placed and is within walking distance to supermarket, local shops & amenities and Primary & Secondary schools. The spacious accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, utility, four bedrooms, en-suite shower room, family bathroom and guest WC. The property further benefits from double glazing, gas central heating, driveway, garage and beautifully maintained gardens.

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ENTRANCE VESTIBULE

5'4" x 3'4" (1.65m x 1.03m)



Wooden door; inset ceiling spotlights; Karndean flooring; wooden and glazed door to hallway.

HALLWAY

17'3" x 13'6" (5.27m x 4.13m)



Three ceiling light fittings; Karndean flooring; spacious under-stair storage cupboard with light and housing the electric consumer units; leads to lounge, WC, dining kitchen and staircase to the first floor.

LOUNGE

15'8" x 11'9" (4.80m x 3.60m)



Bay window to front; inset ceiling spotlights; fitted carpet.

GUEST WC

5'6" x 4'7" (1.70m x 1.40m)



Window to side; inset ceiling spotlights; tiled flooring; WC and sink.

DINING KITCHEN

20'8" x 9'10" (6.30m x 3.00m)



Window to rear; inset ceiling spotlights; Karndean flooring; modern fitted kitchen in light wood; built-in Neff double oven and grill; gas hob and Neff hood; integrated dishwasher; French doors lead out to the rear garden.

UTILITY ROOM

9'10" x 5'2" (3.00m x 1.60m)



Window to rear; ceiling light fitting; Karndean flooring; base and wall units to match the kitchen; Zanussi under-counter freezer; Zanussi tumble dryer; Bosch washing machine; Glow-Worm gas central heating boiler (installed 2021); wooden and glazed door to rear garden.

STAIRCASE & LANDING



Window to side at mid-landing; fitted carpet; ceiling light fitting; hatch to the loft space; built-in cupboard housing Megaflo hot water tank; leads to bedrooms 1, 2, 3 & 4 and the bathroom.

BEDROOM 4

9'10" x 8'10" (3.00m x 2.70m)



Window to rear; ceiling light fitting; fitted carpet.

BATHROOM

7'6" x 6'10" (2.30m x 2.10m)



Window to rear; extractor fan; inset ceiling spotlights; tiled flooring; shaver points; WC, sink and bath with mains fed shower over; chrome towel radiator.

BEDROOM 3

10'9" x 9'10" (3.30m x 3.00)



Window to rear; ceiling light fitting; fitted carpet; double built-in mirrored wardrobe.

BEDROOM 2

11'9" x 9'10" (3.60m x 3.00m)



Window to front; ceiling light fitting; fitted carpet; double built-in mirrored wardrobe.

BEDROOM 1

13'9" x 11'9" (4.20m x 3.60m)



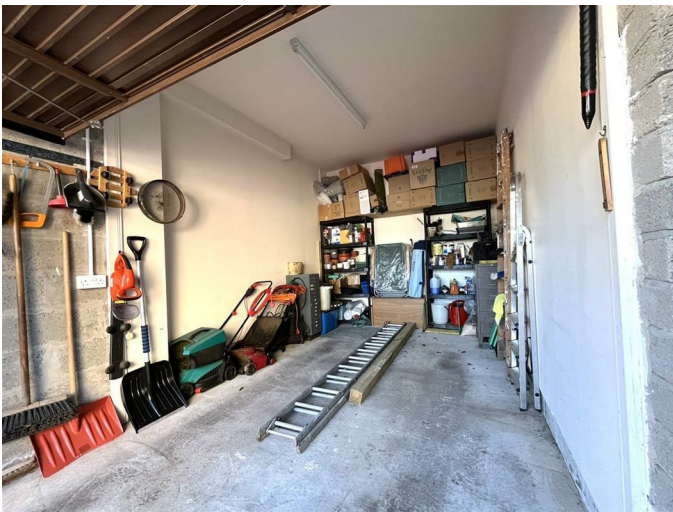
Window to front; ceiling light fitting; fitted carpet; triple built-in mirrored wardrobe; door to en-suite shower room.

EN-SUITE SHOWER ROOM
9'6" x 3'11" (2.90m x 1.20m)



Window to front; inset ceiling spotlights; extractor fan; tiled flooring; WC, sink and shower cubicle with mains shower; chrome towel radiator.

GARAGE
17'4" x 9'6" (5.3m x 2.9m)



Single garage; up & over door; power & light.

OUTSIDE



The front garden is laid to lawn with attractively planted borders and a paved pathway leading to the front door. a loc-bloc driveway provides off street parking for two vehicles and leads to the garage. The fully enclosed and sunny rear garden is also laid to lawn with a variety of mature trees, shrubs & plants. There is a decked patio area; rotary clothes dryer.

NOTES

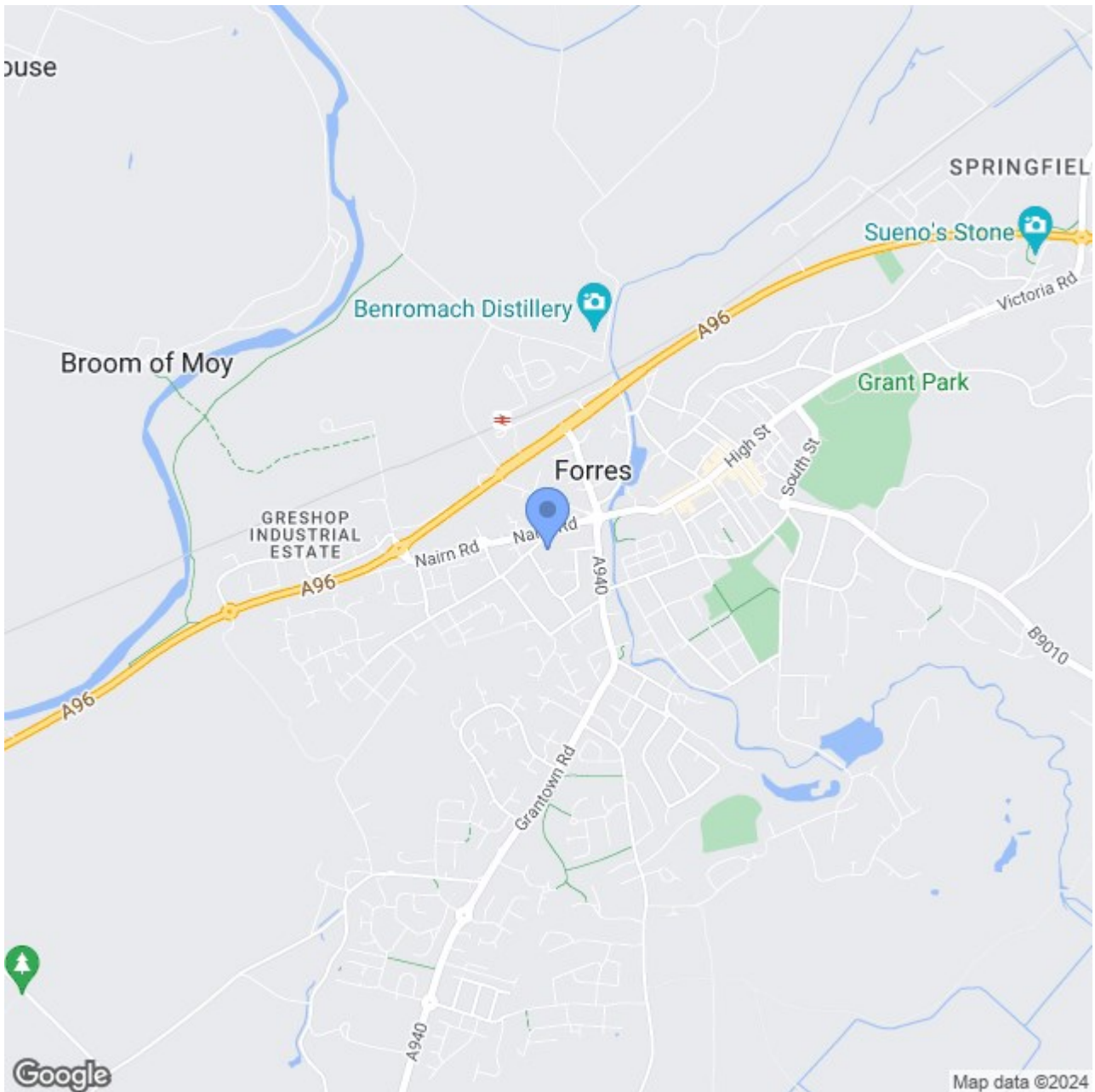


Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all guest WC, bathroom and en-suite shower room fittings, the oven, hob & hood and integrated dishwasher in the kitchen, the under counter freezer & washing machine in the utility room and the rotary clothes dryer in the garden.

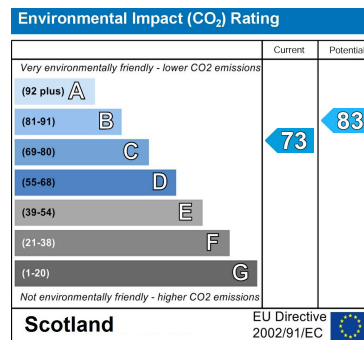
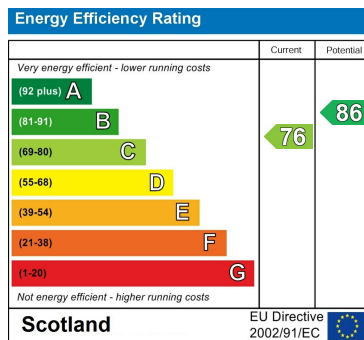
Council Tax Band: E

Viewings: Contact selling agent on 01343 555150

Area Map



Energy Efficiency Graph



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