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**\*\*REDUCED PRICE\*\* £10,000 UNDER VALUATION \*\*REDUCED PRICE\*\***

## Lonsdale, Albert Street, Forres, IV36 1PP



We are delighted to offer this immaculately presented four bedroomed detached house situated in a desirable residential location of the picturesque town of Forres.

DETACHED HOUSE  
FOUR BEDROOMS  
EXCELLENT CONDITION  
QUIET RESIDENTIAL AREA  
FREEHOLD  
GARDENS  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND D  
EPC RATING D  
F255

Fixed Price  
£220,000

This immaculately presented four bedroomed detached house is situated in an enviable residential location within walking distance of all local amenities, shops and transport links.

The well presented property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: bright and spacious Lounge with large window to the front allowing natural light to flood in, fireplace with ornate surround to the centre of the room creating a lovely focal point, high spec. modern fully fitted Dining Kitchen with a good selection of wall and base mounted units, incorporating integrated oven, dishwasher, gas hob and cooker hood, there is a separate dining area providing ample room for a family size dining table to accommodate all of your informal dining requirements, Utility Room housing the gas boiler, fridge freezer and plumbed for an automatic washing machine, downstairs Bedroom/Study and a modern en-suite Shower Room. There are three further double Bedrooms located on the upper floor with built in wardrobes providing ample storage facilities together with a stylish family Bathroom with three piece suite in white, under sink storage, heated towel ladder and large corner walk-in shower cubicle.

Outside, the front garden is laid to gravel for ease of maintenance. The privately enclosed side garden is laid to lawn with a selection of mature shrubs and bushes. Timber Shed.

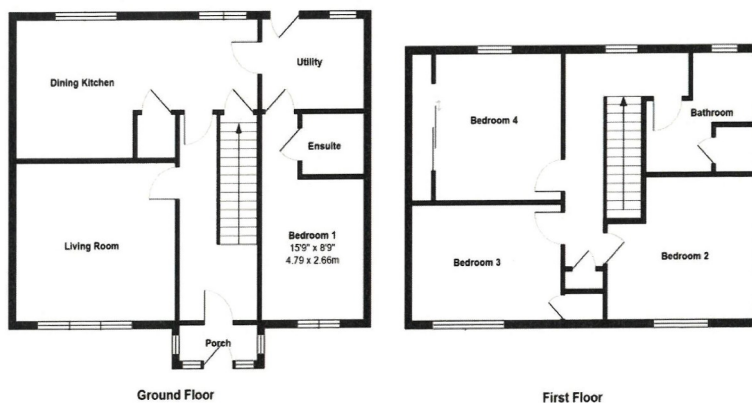
This property is in walk-in condition throughout and an internal viewing is highly recommended to appreciate the attractive, well laid out and spacious accommodation on offer.





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

- GROUND FLOOR:-
- Vestibule: 2.06m x 1.50m (6'9" x 4'11")
- Lounge: 4.05m x 4.03m (13'3" x 13'2")
- Dining/Kitchen: at widest 6.23m x 2.90m (20'5" x 9'6")
- Utility Room: 2.81m x 1.91m (9'3" x 6'3")
- En-Suite Shower Room: 1.63m x 1.61m (5'4" x 5'3")
- Bedroom 1: 3.10m x 2.66m (10'2" x 8'9")
- FIRST FLOOR:
- Bedroom 2: 3.42m x 3.40m (11'3" x 11'2")
- Bedroom 3: 3.67m x 2.68m (12'1" x 8'9")
- Bedroom 4: 3.45m x 3.07m (11'4" x 10'1")
- Bathroom: at widest 2.99m x 2.88m (9'10" x 9'6")



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.