

CLUNY ESTATE
AGENTS

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****REDUCED PRICE** REDUCED PRICE** REDUCED PRICE****

4 Gordon Street, Forres,
IV36 1DY



We are delighted to offer this four bedroom semi-detached house situated over two storeys and attic, located in a quiet but central location of the picturesque town of Forres.

**TWO STOREY & ATTIC
SEMI-DETACHED HOUSE**

FOUR BEDROOMS

GOOD CONDITION

CENTRAL LOCATION

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

COUNCIL TAX BAND D

EPC RATING D

F271

**Fixed Price
£149,995**

We are delighted to offer this four bedroom, two storey and attic semi-detached house situated in a quiet but central location of the picturesque town of Forres.



This charming property benefits from UPVC Double Glazing and Gas Central Heating. The good sized accommodation comprises: Hallway, Lounge, Kitchen/Diner, Utility Room, Bathroom and Four Double Bedrooms.

An internal viewing is highly recommended to appreciate the attractive and spacious accommodation on offer.

The front door opens to a spacious vestibule which maintains many original features and leads off to all of the ground floor accommodation. The Kitchen/Diner is a very spacious and bright room with large windows allowing natural light to flood in. The modern fully fitted Kitchen incorporates a good range of mahogany effect wall and base mounted units, integrated oven, hob, fridge/freezer, dishwasher and contrasting flooring all of which have been finished to a high standard. The kitchen has ample space for a large family dining table to accommodate all of your informal dining requirements. From the kitchen there is access to the Utility Room with window to the rear. The Lounge is another large, bright room with windows to both front and rear. There is an electric fireplace to the centre creating a lovely focal point.



On the half landing can be found a good sized family Bathroom with three piece suite and electric shower over the bath, cream/beige vinyl flooring and white tiling to the splashback.

Proceeding from the half landing to the First Floor can be found two large Double Bedrooms, one of which houses the gas boiler, the other incorporates an open fireplace providing a lovely feature to the room. Both have front and rear facing windows creating a bright and airy space. The Attic floor has two further good sized Double Bedrooms with front aspect windows.



This delightful house would make a lovely family home.

- Vestibule: 1.84m x 2.70m (6'0" x 8'10")
- Lounge: 4.35m x 3.64m (14'3" x 11'11")
- Kitchen/Diner: 4.30m x 3.06m (14'1" x 10'0")
- Utility Room: 2.69m x 1.71m (8'10" x 5'7")
- Bedroom 1: 4.31m x 3.65m (14'1" x 11'11")
- Bedroom 2: 4.33m x 3.13m (14'2" x 10'3")
- Bedroom 3: 3.12m x 3.02m (10'2" x 9'11")
- Bedroom 4: 3.35m x 3.01m (11'0" x 9'10")
- Bathroom: 2.69m x 1.89m (8'10" x 6'2")



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.

