

## 18 Logie Court, Forres, IV36 1GP



We are delighted to offer this attractive and beautifully presented three bedroomed end-terraced house situated in a much sought after, desirable residential location of the picturesque town of Forres.

END-TERRACED HOUSE

THREE BEDROOMS

FREEHOLD

DESIRABLE RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

GAS CENTRAL HEATING

UPVC TINTED DOUBLE GLAZING

PARTIALLY FLOORED ATTIC WITH LADDER

SOLAR PANELS

FIBRE BROADBAND

GARAGE

DRIVEWAY

COUNCIL TAX BAND D

EPC RATING A

Offers Over  
£220,000

This immaculately presented three bedroomed end-terraced house is located in a particularly desirable residential area within close proximity of all local amenities, shops and transport links. The well proportioned property benefits from UPVC Tinted Double Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with an archway leading through to the Dining area which has French doors providing a lovely view over the back garden, modern fully fitted Kitchen with a good selection of wall and base mounted units, integrated Rangemaster oven with gas hob, cooker hood, built in dishwasher and American fridge freezer. There are three good sized double bedrooms, a downstairs w.c. and a stylish Shower Room with large walk-in shower cubicle and under sink storage. Partially floored attic with ladder.

Outside, the property sits in privately enclosed gardens to both the front and rear. The back garden is laid to lawn with raised beds and a slabbed patio area providing a lovely space for entertaining or catching the afternoon sun. Driveway and Garage with plumbing for automatic washing machine and drier (the washing machine and dryer are not included in the sale). Shed and Summer House.









- Vestibule: 1.68 m x 1.04m (5'6" x 3'5")
- Lounge: 4.03m x 3.88m (13'3" x 12'8")
- Dining Room: 3.88m x 2.82m (12'9" x 9'3")
- Kitchen: 4.17m x 2.81m (13'8" x 9'3")
- Hallway: 3.01m x 2.37m (9'11" x 7'9")
- W.C: 1.52m x 0.92m (5'0" x 3'0")
- Bedroom 1: 4.15m x 3.41m (13'7" x 11'2")
- Bedroom 2: 3.44m x 3.12m (13'3" x 10'3")
- Bedroom 3: 3.17m x 3.41m (10'5" x 11'2")
- Shower Room: 2.32m x 2.07m (7'7" x 6'9")
- Garage: 5.45m x 2.86m (17'10" x 9'5")



**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.