

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

23 Pilmuir Road West, Forres, IV36 2HN



A rare opportunity has arisen to purchase this attractive three bedroomed detached Bungalow with garage situated in a quiet and desirable residential location of the picturesque town of Forres.

DETACHED BUNGALOW

THREE BEDROOMS

FREEHOLD

DESIRABLE RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

SUN ROOM

OIL CENTRAL HEATING (COMBI BOILER)

DOUBLE GLAZING

GARAGE

DRIVEWAY

COUNCIL TAX BAND E

EPC RATING D

Offers Over
£265,000

This immaculately presented three bedroomed detached Bungalow is located in a particularly desirable residential area and is in excellent condition throughout. The well proportioned property benefits from Double Glazing and Oil Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with large window to the front allowing natural light to flood in, high spec. modern fully fitted Kitchen with a good selection of wall and base mounted units, integrated oven, hob, cooker hood and island to the centre providing an excellent food preparation area together with ample room to facilitate a large family dining table. There is a well laid out Sun Room creating an ideal space for relaxing, three good sized Double Bedrooms with built in wardrobes providing ample storage facilities and a stylish Family Bathroom with three piece suite, under sink storage and walk-in corner shower cubicle.

Outside, the property sits in privately enclosed, gardens to both front and rear, laid to lawn with a slabbed and decked area to the rear providing a superb spot for entertaining or catching the afternoon sun. Driveway and Garage.

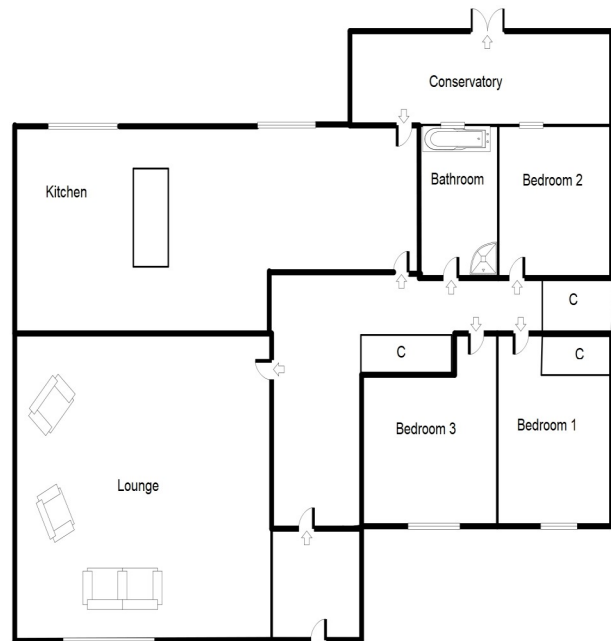
This is a charming property set in an enviable location and would make a lovely family home. Viewing is highly recommended to appreciate the attractive décor and spacious accommodation on offer.





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

- Vestibule: 1.39 m x 1.94m (4'7" x 6'5")
- Lounge: 5.37m x 3.57m (17'8" x 11'8")
- Hallway: 4.65m x 1.52m (15'3" x 5'0")
- Kitchen: 5.99m x 4.12m (19'8" x 13'6")
- Sun Room: 4.47m x 2.99m (14'8" x 9'10")
- Bedroom 1: 3.26m x 3.40m (10'8" x 11'2")
- Bedroom 2: 3.26m x 3.01m (10'8" x 9'10")
- Bedroom 3: 3.41m x 2.59m (11'2" x 8'6")
- Bathroom: 2.98m x 1.77m (9'9" x 5'10")
- Garage: 6.87m x 2.74m (22'6" x 9'0")



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.