

Sunnymeade, Alexandra Terrace, Forres, IV36 1DL



A rare opportunity has arisen to purchase this attractive four bedroom traditional stone built semi-detached House located in a much sought after and desirable residential area of the picturesque town of Forres.

TRADITIONAL STONE BUILT SEMI-DETACHED HOUSE

FOUR BEDROOMS

FREEHOLD

DESIRABLE RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

GAS CENTRAL HEATING

DOUBLE GLAZING

GARAGE

MAINS WATER & DRAINAGE

COUNCIL TAX BAND F

EPC RATING D

F305

Offers Over
£365,000

This well presented four bedroomed semi-detached House is located in a particularly desirable residential area and is in good condition throughout but could benefit from some modernisation. The well proportioned property benefits from Double Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with large bay window to the front allowing natural light to flood in, nicely decorated downstairs Shower Room and large Kitchen incorporating a good selection of wall and base mounted units, gas hob, cooker hood and built in oven together with space to facilitate a large family dining table. There is a separate Dining Room with fireplace to the centre creating a lovely focal point. The property also boasts three good sized double bedrooms together with a single Bedroom and a Family Bathroom featuring three piece suite and walk-in shower cubicle.

Outside, the property sits in privately enclosed, gardens to both the front and rear, laid to lawn with a slabbed area to the back providing a lovely area for entertaining or catching the sun. Single Garage.

This charming property is set in an enviable location and would make a lovely family home. An internal viewing is highly recommended to appreciate the 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: 1.31 m x 0.68m (4'3" x 2'3")
- Lounge: 4.27m x 4.35m (14'0" x 13'11")
- Hallway: 6.39m x 2.40m (20'11" x 7'10")
- Kitchen: 3.63m x 3.51m (11'11" x 11'6")
- Dining Room: 4.25m x 3.93m (13'11" x 12'11")
- Shower Room: 2.08m x 2.01m (6'10" x 6'7")
- Bedroom 1: 4.26m x 3.64m (13'12" x 11'11")
- Bedroom 2: 4.28m x 3.65m (14'0" x 11'12")
- Bedroom 3: 2.96m x 3.01m (9'9" x 9'10")
- Bedroom 4: 1.89m x 2.40m (6'3" x 7'11")
- Bathroom: 3.55m x 1.61m (11'8" x 5'3")



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.