

## 26 Shieldaig Road, Forres, IV36 1FY



We are delighted to offer this attractive three bedroomed end-terraced house situated in a popular residential location of the picturesque town of Forres.

END TERRACED HOUSE

THREE BEDROOMS

FREEHOLD

POPULAR RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

CONCRETE SHED

DESIGNATED PARKING SPACE (owned by property)

COUNCIL TAX BAND B

EPC RATING C

F312

Offers Over  
£145,000

This well presented three bedroomed end-terraced house is located in a popular residential area and is in excellent condition throughout. The well proportioned property benefits from UPVC Double Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with large window to the front allowing natural light to flood in and fireplace to the centre creating a lovely focal point, downstairs w.c., spacious Kitchen with integrated oven, hob and cooker hood, together with ample room to accommodate a family dining table. On the upper floor can be found three good sized double bedrooms with built in double wardrobes providing ample storage facilities and a nicely decorated Shower Room with walk-in corner shower cubicle and under sink storage.

External wall insulation and solar panels with battery.

The property has been fitted with oak doors throughout. All white goods are included in the sale.

Outside, the property sits in privately enclosed gardens to both the front and rear. The front garden is laid to gravel for ease of maintenance with slabs to the rear providing an ideal space for entertaining or catching the afternoon sun. Outside tap and concrete shed. The property has a designated parking space which is owned by the property.

This bright and well presented property would make an ideal family home and 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: 1.33m x 0.88m (4'4" x 2'11")
- Lounge: 4.48m x 4.10m (14'8" x 13'5")
- Hallway: 6.40m x 1.78m (20'0" x 5'10")
- Kitchen: 4.08m x 3.22m (13'5" x 10'7")
- W.C 1.44m x 0.84m (4'9" x 2'9")
- Bedroom 1: 3.60m x 2.95m (11'10" x 9'8")
- Bedroom 2: 3.35m x 3.22m (11'0" x 10'7")
- Bedroom 3: 4.14m x 2.39m (13'7" x 7'10")
- Shower Room: 2.29m x 1.68m (7'6" x 5'6")



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.