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## 22 Tolbooth Street, Forres, IV36 1PH



A rare opportunity has arisen to purchase this attractive traditional five bed roomed semi-detached house located in an ideal central location.

**TRADITIONAL SEMI-DETACHED HOUSE  
IMMACULATEDLY PRESENTED  
FIVE BEDROOMS  
CENTRAL LOCATION  
FREEHOLD  
PRIVATELY ENCLOSED REAR GARDEN  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
DRIVEWAY  
GARAGE  
COUNCIL TAX BAND E  
EPC RATING C**

**Offers Over  
£340,000**

This immaculately presented traditional five bedroomed semi-detached house is situated in an ideal central location of the picturesque town of Forres and is close to all local amenities, shops and transport links. The well proportioned property benefits from Double Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with two front facing windows allowing natural light to flood in, Dining Room with patio doors leading out to the garden and a wood burning stove to the centre of the room creating a lovely focal point, modern fully fitted Kitchen/Diner boasting a good selection of wall and base mounted units, integrated cooker, cooker hood, hob and Aga together with ample space to facilitate a large family dining table. There is a well proportioned Utility Room providing additional storage and washing facilities, Pantry and downstairs Shower Room.

On the Upper Floor can be found five good sized double bedrooms with an en-suite Shower Room located off Bedroom One and the Master Bedroom together with a stylish Family Bathroom incorporating a three piece suite, heated towel ladder and shower over the bath. There was previously a stair lift installed which is still available if required.

Outside, the property sits in a beautifully presented and privately enclosed rear garden laid to lawn with a varied selection of mature shrubs, trees and bushes.

This charming property retains many original features throughout and an internal viewing is highly recommended to appreciate the attractive internal 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 01343 548505**

## GROUND FLOOR:-

Vestibule:	2.18m x 1.16m	(7'2" x 3'10")
Pantry:	3.53m x 1.82m	(11'7" x 5'11")
Shower Room:	2.14m x 1.72m	(7'0" x 5'8")
Kitchen/Diner:	5.13m x 3.96m	(16'10" x 13'0")
Lounge:	6.27m x 3.88m	(20'7" x 12'9")
Dining Room:	4.90m x 4.03m	(16'1" x 13'3")
Utility Room:	3.70m x 1.65m	(12'2" x 5'5")

## UPPER FLOOR:-

Bedroom 1:	5.10m x 4.36m	(16'9" x 14'4")
Shower Room:	1.44m x 1.21m	(4'9" x 4'0")
Bedroom 2:	3.91m x 2.89m	(12'10" x 9'6")
Bedroom 3:	4.16m x 3.12m	(13'8" x 10'3")
Bedroom 4:	3.73m x 2.69m	(12'3" x 8'10")
Master Bedroom:	4.01m x 3.70m	(13'2" x 12'2")
En-suite Shower Room:	3.29m x 1.28m	(10'9" x 4'2")
Bathroom:	2.28m x 2.10m	(7'6" x 6'11")



### 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.