

32 Pilmuir Road, Forres, IV36 1HE



We are delighted to offer this immaculately presented three bedroom semi-detached house situated in an ideal location of the picturesque town of Forres.

SEMI-DETACHED HOUSE

THREE DOUBLE BEDROOMS

FREEHOLD

POPULAR RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

OIL CENTRAL HEATING

UPVC DOUBLE GLAZING

CONSERVATORY

GARAGE

DRIVEWAY

COUNCIL TAX BAND C

EPC RATING E

F336

Valuation
£175,000

This well presented three bedroomed semi-detached house is located in a desirable residential area close to all shops, schools, amenities and transport links. The well proportioned property benefits from UPVC Double Glazing and Oil Central Heating.

The good sized accommodation comprises: bright and spacious Lounge with fireplace to the centre of the room creating a lovely focal point, modern fully fitted Kitchen equipped with a good range of wall and base mounted units, integrated oven, hob and cooker hood, Dining Room, Conservatory, three good sized double bedrooms and a nicely decorated Family Bathroom with three piece suite, shower over the bath, heated towel ladder and under sink storage.

Outside, the property sits in privately enclosed gardens to both the front and rear laid to lawn.

Driveway and Garage.

This immaculately presented property would make a lovely family home and an internal viewing is highly recommended to appreciate the spacious accommodation on offer.





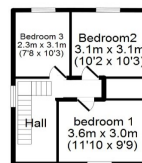
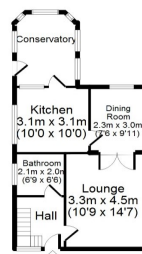
If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Lounge: 4.49m x 3.29m (14'9" x 10'10")
- Conservatory: 3.24m x 2.56m (10'8" x 8'5")
- Kitchen: 2.99m x 2.96m (9'10" x 9'8")
- Dining Room: 2.99m x 2.37m (9'10" x 7'9")
- Bedroom 1: 3.59m x 3.02m (11'9" x 9'11")
- Bedroom 2: 3.32m x 2.97m (10'11" x 9'9")
- Bedroom 3: 2.41m x 3.01m (7'11" x 9'11")
- Bathroom: 2.07m x 2.10m (6'10" x 6'11")



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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.