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## 16 Cumiskie Crescent, Forres, IV36 2QB



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

**LINKED DETACHED HOUSE**  
**POPULAR RESIDENTIAL AREA**  
**FOUR BEDROOMS**  
**BEAUTIFULLY PRESENTED**  
**FREEHOLD**  
**PRIVATELY ENCLOSED GARDENS**  
**GAS CENTRAL HEATING**  
**TRIPLE GLAZING**  
**SUN LOUNGE**  
**FACTORING APPROX. £150.00 per annum**  
**INTEGRAL GARAGE WITH ELECTRIC DOOR**  
**BLOC PAVED DRIVEWAY**  
**COUNCIL TAX BAND E**  
**EPC RATING B**

Offers Over  
£300,000

This immaculately presented four bedroomed linked detached house is situated in an ideal location of the picturesque town of Forres.

The well proportioned property benefits from Triple Glazing and Gas Fired Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with window to the front allowing natural light to flood in, downstairs Shower Room, high spec. modern fully fitted Dining Kitchen benefitting from a good range of wall and base mounted units, integrated oven, gas hob, microwave, fridge freezer, dishwasher and cooker hood together with a built in breakfast bar to accommodate all of your informal dining requirements. The open plan Dining Area provides ample room to facilitate a large family size dining table. Off the Dining area can be found a light and airy Sun Room providing an ideal space to relax. There is also a well proportioned Utility Room providing additional storage space. On the upper floor can be found four good sized double bedrooms, two of which benefit from built in wardrobes providing additional storage. The beautifully presented en-suite Shower Room is located off the principle Bedroom and has a walk-in shower cubicle, heated towel ladder and under sink storage. There is also a stylish Family Bathroom incorporating a three piece suite and shower over bath. Outside, the property sits in enclosed gardens to both the front and rear. The front garden is laid to gravel with the rear garden laid to lawn with a separate patio area. Bloc paved Driveway and Integral Garage with electric door.

The curtains and blinds are included in the sale. The white goods and fire in the Lounge are not included.

This property is in walk-in condition throughout and would make a lovely family home. An internal viewing is highly recommended to appreciate the bright, spacious accommodation and attractive décor on offer.















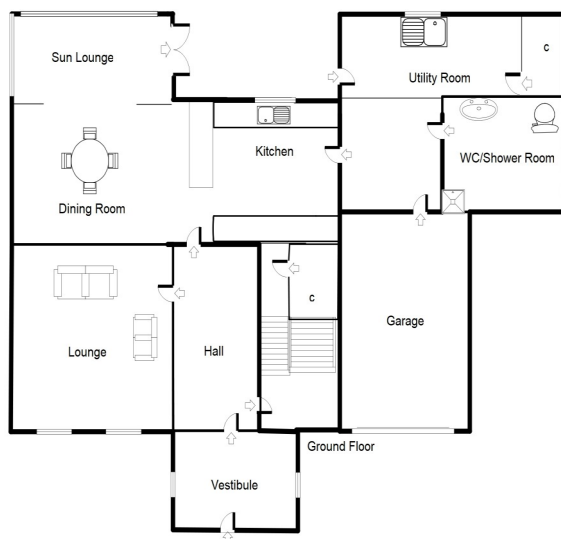








Vestibule:	1.78m x 1.58m	(5'10" x 5'2")
Lounge:	3.97m x 3.86m	(13'0" x 12'8")
Sun Room:	3.81m x 2.96m	(12'6" x 9'9")
Hallway:	3.47m x 2.30m	(11'4" x 7'7")
Kitchen/Diner:	7.30m x 3.56m	(23'11" x 11'8")
Utility Room:	2.17m x 1.47m	(7'2" x 4'10")
Downstairs Shower Room:	2.20m x 1.76m	(7'3" x 5'9")
Bedroom One:	3.80m x 3.18m	(12'6" x 10'5")
En-Suite Shower Room:	2.46m x 1.10m	(8'1" x 3'7")
Bedroom Two:	3.28m x 2.68m	(10'9" x 8'10")
Bedroom Three:	3.18m x 2.68m	(10'5" x 8'10")
Bedroom Four:	4.34m x 2.92m	(14'3" x 9'7")
Bathroom:	2.72m x 1.92m	(8'11" x 6'3")
Garage with electric door:	5.30m x 2.97m	(17'5" x 9'9")



#### 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.