

91 High Street, Forres, IV36 1AA



01309 673836



forres@clunys.co.uk



www.clunys.co.uk

1E Siwalik Hill, Forres, IV36 2PH



A rare opportunity has arisen to purchase this stunning four bedroom detached house with integral garage located in an exclusive residential area of the scenic town of Forres.

**DETACHED HOUSE
FOUR BEDROOMS
IMMACULATLY PRESENTED
FREEHOLD
PRIVATELY ENCLOSED GARDENS
HYBRID HEAT PUMP CENTRAL HEATING
UPVC DOUBLE GLAZING
INTEGRAL GARAGE
BLOC PAVED DRIVEWAY
COUNCIL TAX BAND E
EPC RATING B**

**Offers Over
£325,000**

This prestigious property is finished to a very high standard and occupies an enviable corner spot in a much sought after and desirable residential location. The immaculately presented interior comprises:- nicely presented downstairs w.c., utility space in garage, high spec. fully fitted open plan kitchen/diner benefitting from a 'lazy susan' and other pull out storage units, integrated oven, five ring gas hob, dishwasher and extractor hood. There is a separate dining area with French Doors leading out to the back garden. The bright and spacious lounge has a large bay window to the front allowing natural light to flood in creating a bright and airy feel.

On the upper floor can be found four good sized double bedrooms, three of which incorporate built in double wardrobes creating ample storage facilities together with an impressive en-suite Shower Room located off the Principle Bedroom. The stylish family bathroom benefits from a three piece suite in white, shower over the bath together with built in under sink storage.

In walk-in condition throughout this splendid home benefits from UPVC Double Glazing, Hybrid Heat Pump central heating together with high quality Karndean flooring laid in the Hallway and Kitchen/Diner and wool carpets throughout the rest of the house.

All blinds are included in the sale. The glass light fittings in the kitchen and hallway are also included in the sale.

Outside, the property sits in nicely presented gardens to both the front and rear. The front garden is laid to lawn with a flower border and the privately enclosed back garden is also laid to lawn with fruit and flower border and raised beds. A slabbed patio area provides an ideal space for relaxing/entertaining or catching the sun.

There is a large loc bloc driveway to the front providing ample parking and an integral Garage/Utility Room providing additional storage and washing facilities.

This property is beautifully presented throughout and would make an ideal family home. An internal viewing is highly recommended to appreciate the bright, stylish interior, contemporary feel and spacious, attractive décor 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 (incl. Bay):	4.08m x 4.05m	(13'5" x 13'4")
Hallway:	5.54m x 1.33m	(18'2" x 4'4")
Kitchen/Diner:	5.52m x 2.83m	(18'1" x 9'3")
W.C.:	2.08m x 1.08m	(6'10" x 3'6")
Bedroom 1:	3.50m x 3.07m	(11'6" x 10'1")
En-suite Shower Room:	2.40m x 1.63m	(7'11" x 5'4")
Bedroom 2:	3.10m x 2.85m	(10'2" x 9'4")
Bedroom 3:	3.05m x 2.44m	(9'11" x 7'11")
Bedroom 4:	3.14m x 2.36m	(10'4" x 7'9")
Bathroom:	2.28m x 1.70m	(7'6" x 5'7")
Garage/Utility:	5.85m x 3.07m	(19'2" x 10'1")



Ground Floor



First Floor



Sketch plan not to scale for identification purposes only

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.