

****CLOSING DATE** FRIDAY 8TH AUGUST @ 12 NOON****

51 Woodside Drive, Forres,
IV36 2UF



We are delighted to offer this attractive three bedroomed detached Bungalow with Garage situated in a much sought after and desirable residential area of the picturesque town of Forres.

DETACHED BUNGALOW

THREE BEDROOMS

FREEHOLD

DESIRABLE RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

GAS CENTRAL HEATING

HARDWOOD DOUBLE GLAZING

OFF STREET PARKING

GARAGE

DRIVEWAY

COUNCIL TAX BAND E

EPC RATING C

F323

Offers Over
£255,000

This well presented three bedroomed detached Bungalow is located in a particularly desirable residential area and is in good condition throughout. The well proportioned property benefits from Hardwood 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, nicely presented Kitchen incorporating a good range of wall and base mounted units, well proportioned Utility Room providing additional washing and storage facilities, Dining Room with patio doors leading out to the garden, three good sized double bedrooms with the Principle Bedroom benefitting from a nicely decorated en-suite Shower Room and a Family Bathroom with three piece suite and shower over the bath.

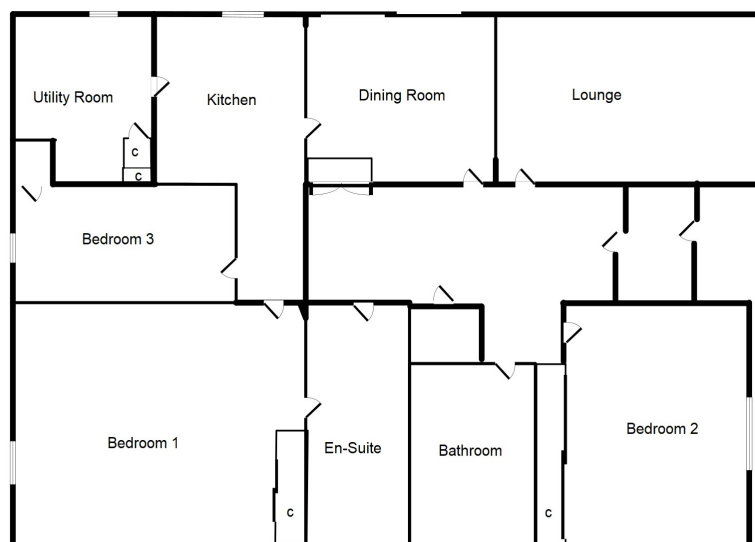
Outside, the property sits in privately enclosed gardens. The front garden is laid to lawn with a raised rockery to the rear and a privately enclosed slabbed patio area to the side offset with a shrubbed border. Timber Garden Shed and Greenhouse.

This lovely property is set in a quiet residential area and would make a lovely family home. An internal viewing is highly recommended to appreciate the spacious accommodation on offer.





- Vestibule: 1.52 m x 1.35m (5'0" x 4'5")
- Lounge: 4.27m x 4.12m (14'0" x 13'6")
- Hallway: 6.0m x 1.43m (19'8" x 4'8")
- Kitchen: 3.27m x 3.19m (10'8" x 10'5")
- Dining Room: 3.26m x 2.71m (10'8" x 8'11")
- Utility Room: 2.61m x 1.57m (8'7" x 5'2")
- Bedroom 1: 4.76m x 3.25m (15'7" x 10'8")
- En-suite: 3.21m x 1.01m (10'6" x 3'4")
- Bedroom 2: 3.33m x 2.93m (10'11" x 9'7")
- Bedroom 3: 3.73m x 2.28m (12'3" x 7'6")
- Bathroom: 2.33m x 1.64m (7'8" x 5'5")
- Garage: 5.50m x 2.81m (18'0" x 9'3")



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.