

****NEW REDUCED FIXED PRICE**NEW REDUCED FIXED PRICE****

51 Forbeshill, Forres, IV36 1JJ



We are delighted to offer this immaculately presented two bedroom detached bungalow situated in a popular residential area of the picturesque town of Forres.

DETACHED BUNGALOW
TWO BEDROOMS
FREEHOLD
POPULAR RESIDENTIAL AREA
PRIVATELY ENCLOSED GARDENS
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
SINGLE GARAGE
DRIVEWAY
COUNCIL TAX BAND C
EPC RATING D

F389

Fixed Price
£185,000

This immaculately presented two bedroomed detached Bungalow is located in a popular residential area and is within walking distance of all local amenities, shops and transport links. The well proportioned property benefits from UPVC 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, modern fully Kitchen benefitting from a good range of wall and base mounted units, integrated oven, hob and cooker hood, two good sized double Bedrooms, one of which incorporates built in mirrored wardrobes providing ample storage facilities and a nicely presented Family Bathroom with three piece suite in white and corner shower cubicle.

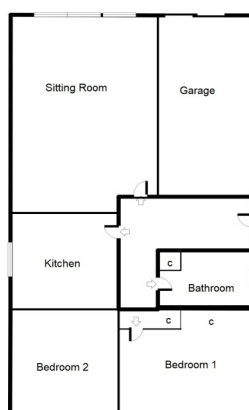
Outside, the property sits in enclosed gardens to both the front and rear. The front garden has a slabbed driveway with gravelled area for ease of maintenance with the privately enclosed rear garden laid to lawn with a slabbed patio area providing an ideal space for relaxing or catching the sun. Single Garage.

This property is beautifully presented throughout and would make an ideal home. An internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.





- Lounge: 5.09m x 3.57m (16'8" x 11'9")
- Kitchen: 2.67m x 2.59m (8'9" x 8'6")
- Bedroom 1: 3.49m x 2.59m (11'5" x 8'6")
- Bedroom 2: 3.66m x 2.36m (11'12" x 7'8")
- Bathroom: 1.98m x 2.67m (6'6" x 8'9")



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.