

91 High Street, Forres, IV36 1AA



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19 Fortune Street, Forres, IV36 2AQ



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

DETACHED HOUSE
FOUR BEDROOMS
IMMACULATLY PRESENTED
FREEHOLD
GARDENS
AIR SOURCE HEAT PUMP
UPVC DOUBLE GLAZING
INTEGRAL GARAGE
DRIVEWAY
SUN ROOM
OFF STREET PARKING
SUMMER HOUSE
COUNCIL TAX BAND E
EPC RATING B

Offers Over
£340,000

This immaculate four bedroomed detached house is located in the popular “Springfield” Housing Development is in walk-in condition throughout.

The well proportioned property benefits from UPVC Double Glazing and an Air Source Heat Pump.

The good sized accommodation comprises: spacious Lounge with large window to the front allowing natural light to flood in, nicely decorated downstairs w.c., Utility Room providing additional storage facilities, modern high spec. fully fitted dining Kitchen benefitting from a good range of wall and base mounted units, integrated dishwasher, oven, hob, cooker hood and breakfast bar. There is a separate dining area providing ample room for a large family sized dining table with a bright and airy Sun Room leading off, creating a lovely relaxation space.

On the upper floor can be found four good sized Double Bedrooms incorporating built in wardrobes with a stylish en-suite Shower Room located off the Master Bedroom.

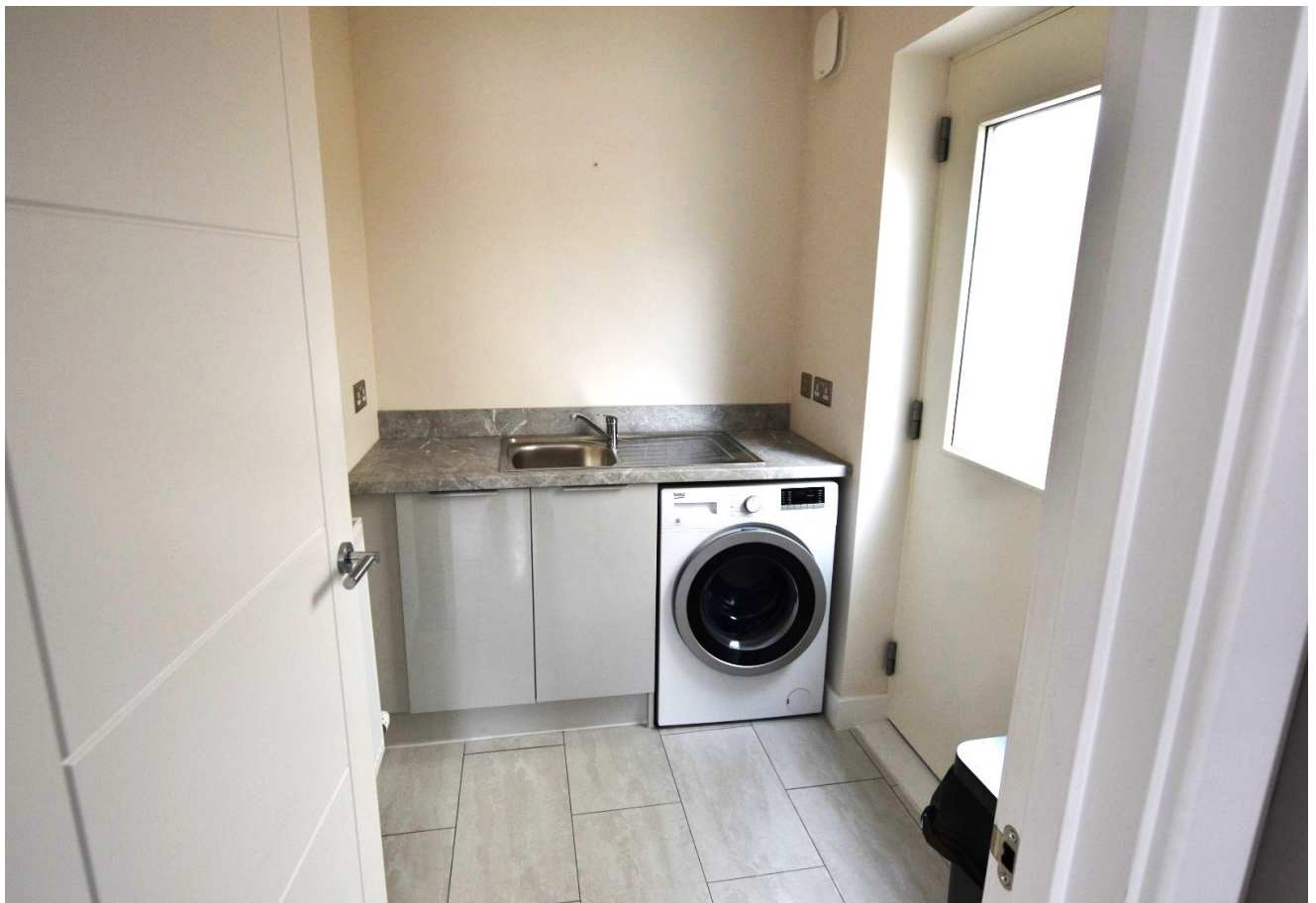
The beautifully presented Family Bathroom comprises a three piece suite, under sink storage, heated towel ladder and shower over the bath.

Outside, the property has a large driveway to the front providing ample parking facilities with a gravelled area for ease of maintenance. The back garden is laid to astro turf with a slabbed and decked patio area providing a lovely space for entertaining or catching the afternoon sun. Summer House and Integral Garage with lighting and power.

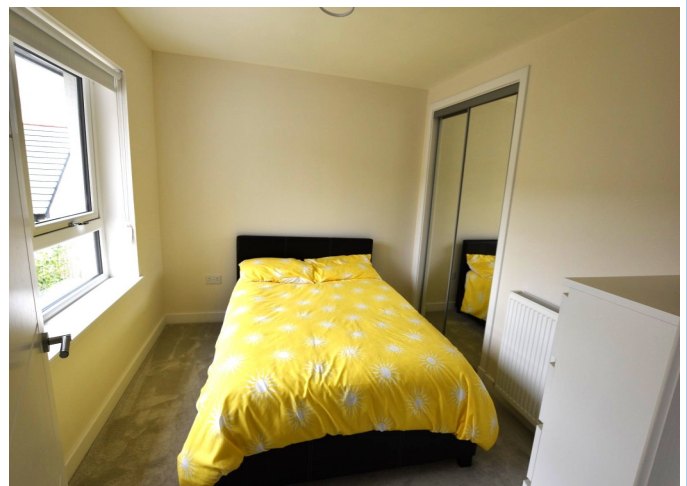
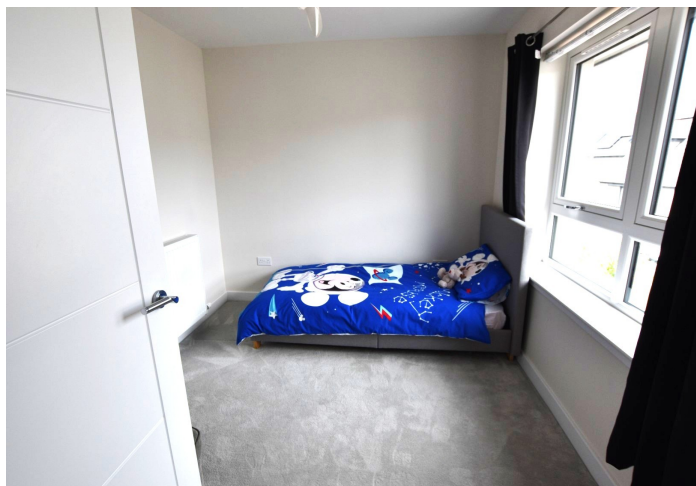
This immaculate property is in walk-in condition throughout and would make an ideal family home. An internal viewing is highly recommended to appreciate the bright, spacious accommodation and attractive decor on offer.







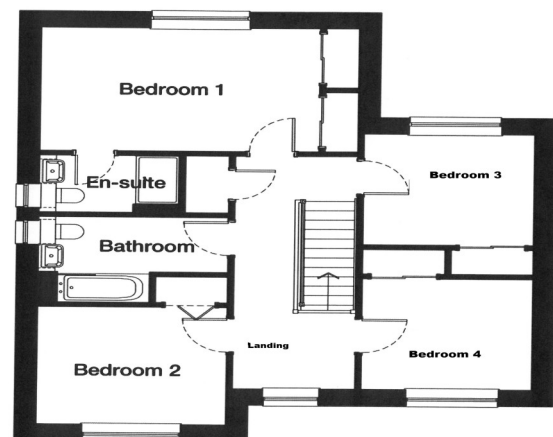
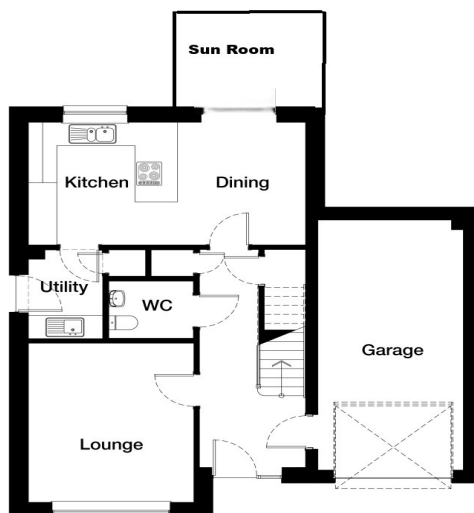






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01309 673836**

Lounge:	4.11m x 3.50m	(13'6" x 11'6")
Hallway:	2.24m x 5.70m	(18'8" x 7'4")
W.C.:	1.78m x 1.46m	(5'10" x 4'10")
Utility Room:	2.28m x 1.59m	(7'6" x 5'3")
Kitchen/Diner:	5.87m x 3.15m	(19'3" x 10'4")
Sun Room:	3.65m x 2.83m	(12'0" x 9'3")
Bedroom One:	5.14m x 3.03m	(16'10" x 9'11")
En-Suite Shower Room:	2.56m x 1.39m	(8'5" x 4'7")
Bedroom Two:	3.50m x 2.89m	(11'6" x 9'6")
Bedroom Three:	3.15m x 2.74m	(10'4" x 9'0")
Bedroom Four:	3.15m x 2.74m	(10'4" x 9'0")
Bathroom:	3.94m x 2.09m	(11'5" x 6'10")
Summer House:	4.61m x 2.80m	(15'1" x 9'2")
Garage:	6.42m x 3.07m	(21'1" x 10'1")



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.