

CLUNY ESTATE AGENTS

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****REDUCED PRICE** £25,000 UNDER VALUATION****

Canmore, Alexandra Terrace, Forres IV36 1DJ



A rare opportunity has arisen to purchase this traditional four/five bedroom detached stone and slate family home situated in one of the most prestigious roads in Forres, with stunning views and within walking distance of Forres Town Centre and all local amenities.

DETACHED HOUSE
FOUR BEDROOMS PLUS STUDY/FIFTH
BEDROOM
FRONT AND REAR GARDENS AND LARGE
TIMBER SHED
PRIVATE DRIVEWAY
GAS CENTRAL HEATING
DOUBLE GLAZING
UNDERFLOOR HEATING
SOUGHT AFTER RESIDENTIAL AREA
STUNNING VIEWS
COUNCIL TAX BAND F
EPC RATING D
FREEHOLD

Offers In The
Region of
£450,000

F264

This traditional four/five bedroom stone and slate built detached family home is located in one of the most prestigious roads in a sought after residential area of Forres, within walking distance of all local amenities. Set well back from the road, it enjoys a very private setting and stunning views out beyond the Black Isle.

In walk-in condition and retaining many original features, the accommodation comprises: **GROUND FLOOR:-** Entrance conservatory porch, vestibule, large hallway, open plan 25ft modern kitchen/dining room with large 10ft island, fully fitted integrated kitchen incorporating two single pyrolytic ovens, microwave/oven combo, steam oven, gas hob and extractor fan. The kitchen/diner has underfloor heating and a multi-fuel stove. Open plan lounge/family room with wood burning stove. Separate utility room off kitchen with access to the rear garden, space for washing machine, tumble drier and fridge freezer. The property has been extended to the rear to provide a downstairs double bedroom, shower room with underfloor heating, heated towel rail and a gym with patio door. **FIRST FLOOR:-** Upstairs is a spacious landing with a large linen cupboard, a further three double bedrooms, family bathroom with separate bath and shower, underfloor heating and heated towel rail, separate WC with underfloor heating and a study/fifth bedroom.

The property benefits from gas central heating, 24 hour controllable underfloor heating to the kitchen/diner, bathroom shower room and WC, two multi-fuel/wood burning stoves and double glazing. There is a partially floored loft space with attached ladder.

To the front is an established garden with mature shrubs. To the rear of the property is a driveway and good sized garden with patio seating area and large timber shed. The washing machine, tumble dryer, fridge freezer, dishwasher, Lounge curtains and curtains in Bedroom One are not included in the sale.

This would make an ideal family home and we highly recommend a viewing.

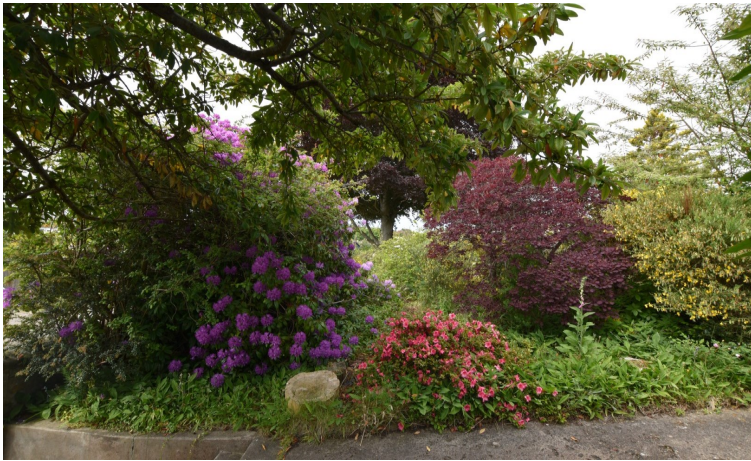










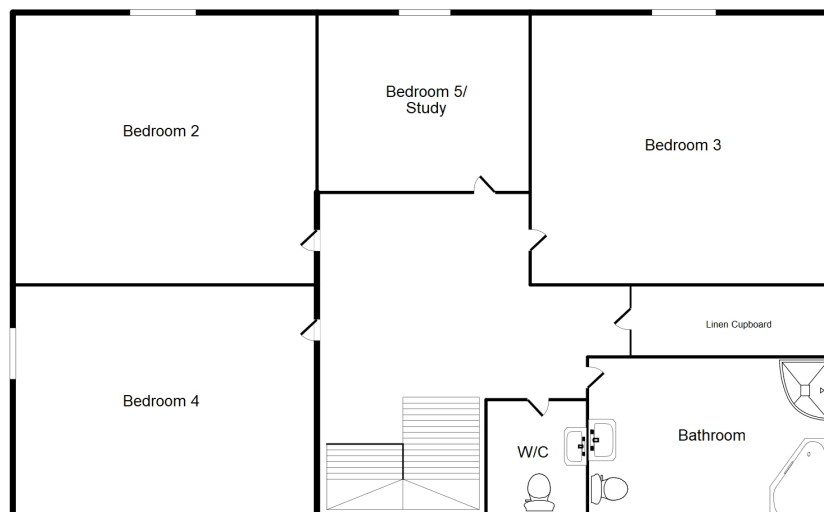


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Porch 3.17m x 1.29m
- Vestibule 1.66m x 1.65m
- Kitchen/Diner 7.76m x 3.92m
- Lounge 7.77m x 3.86m
- Utility 3.49m x 1.97m
- Shower Room 2.56m x 2.20m
- Bedroom 1 3.64m x 3.61m
- Gym 4.68m x 3.48m
- Bedroom 2 3.91m x 3.87m
- Bedroom 3 3.92m x 3.77m
- Bedroom 4 3.74m x 3.68m
- Bathroom 2.81m x 2.42m
- WC 1.48m x 1.05m
- Bedroom 5/Study 2.80m x 1.79m



Please note these floorplans are not to scale and are for representational 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.