

CLUNY ESTATE AGENTS

91 High Street, Forres, IV36 1AA

T 01309 673836

E forres@clunys.co.uk

W www.clunys.co.uk

Suilven, Market Street, Forres,
IV36 1EF



A rare opportunity has arisen to purchase this large traditional five bedroom detached house which is conveniently located in the picturesque town of Forres and is within easy reach of local amenities and transport links. The property exudes an abundance of character and charm and would make an ideal family home.

DETACHED HOUSE
FIVE BEDROOMS
IMMACULATELY PRESENTED
LARGE GARDEN
DRIVEWAY
SINGLE WOODEN GARAGE
LARGE WORKSHOP
GAS CENTRAL HEATING
SINGLE/SECONDARY & DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND E
VIEWING HIGHLY RECOMMENDED

Offers Over
£430,000

F309



This stunning five bedroom detached traditional house is situated in the popular town of Forres, just a short walk from local amenities.

In walk-in condition throughout, the accommodation has been modernised and comprises: **GROUND FLOOR**:- Entrance vestibule, hallway, living room, study, playroom and open plan kitchen/dining room with dual fuel stove and access to the garden; off the dining room can be found a newly built and beautifully decorated utility and shower room; **FIRST FLOOR**:- On the First Floor can be found three large double bedrooms, one with an en-suite shower room, family bathroom and gym/study; **SECOND FLOOR**:- There are two further attic bedrooms located on the second floor together with a spacious landing area ideal for a children's play area.

With gas central heating and double glazing, this property also benefits from a large private garden with high stone walls, private driveway, parking for five vehicles behind automatic electric gates, a single wooden garage and a large secure workshop. The property also features approved Planning Consent for an additional self-contained one bedroom annexe.

This charming property would make a beautiful family home and we highly recommend a viewing.











• **GROUND FLOOR**

- Vestibule: 7'4" x 9'8" 2.23m x 2.95m
- Lounge: 16'3" x 14'11" 4.96m x 4.55m
- Study: 10'5" x 7'8" 3.18m x 2.35m
- Playroom/Family Room: 16'2" x 13'11" 4.95m x 4.24m
- Kitchen/Diner: 26'3" x 15'11" 7.99m x 4.85m
- Utility Room: 10'2" x 7'8" 3.11m x 2.35m
- Shower Room: 7'8" x 5'6" 2.34m x 1.67m

• **FIRST FLOOR**

- Bedroom One (Master): 16'0" x 14'11" 4.88m x 4.54m
- En-suite Shower Room: 7'6" x 7'11" 2.29m x 2.41m
- Bathroom: 7'7" x 6'7" 2.31m x 2.00m
- Bedroom Two: 16'2" x 13'10" 4.92m x 4.23m
- Bedroom Five: 11'10" x 10'1" 3.60m x 3.06m
- Gym/Study : 14'1" x 10'1" 4.29m x 3.07m

• **SECOND FLOOR**

- Attic Bedroom Three: 10'7" x 9'10" 3.23m x 3.00m
- Attic Bedroom Four: 15'5" x 9'10" 4.70m x 2.99m
- Workshop: 19'8" x 16'5" 6.05m x 5.04m



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.