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8 Highfield, Forbeshill, Forres IV36 1FN



We are delighted to offer this 2 Bedroom Semi-Detached Bungalow located in the popular residential area of Forbeshill in Forres

The property is located in a quiet area, just a short drive to the Town. Forres provides a range of Local Retail Shops, Primary and Secondary Schools, Parks, Golf Course & Leisure facilities.

Accommodation comprises; Entrance Hallway, Lounge, Dining Kitchen, Two Bedrooms and a Shower Room. Further benefits include Gas Central Heating, Double Glazing, Garden and Garage.

EPC Band D

OFFERS OVER £158,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance to the property is via a uPVC double glazed door with obscure decorative glazed panels.

Hallway

Hallway with one 3 bulb light fittings and smoke alarm to the ceiling. Loft access to partially floored loft. Wood effect laminate to the floor. Double radiator and single power point. Wall mounted heating control. Doors lead to the Lounge, Dining Kitchen, 2 Bedrooms and Bathroom.

Lounge - 10'9" x 15'3"

Good sized lounge with window to the front aspect with venetian blinds. Single pendant light fitting and smoke alarm to the ceiling. Wood effect laminate to the floor. Double radiator. TV point and various power points.



Kitchen - 16'2" x 9'3"

Fitted Kitchen with a range of base units and wall mounted cupboards. Junker style work surface. Space available for a cooker, microwave, washing machine and fridge. Belfast ceramic double sink and mixer tap. 3 bulb light fitting, single light fitting and smoke alarm to the ceiling. Ceramic tiling to the floor. Double radiator and various power points. Small window to the side aspect with obscure glass and French double-glazed doors leading to the Garden. Ample space available for a dining table and chairs. Wood shelving. Double radiator and various power points.



Bedroom 1 - 13'0" x 8'2" (maximum measurement)

Double bedroom with window overlooking the rear aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Various power points. Single radiator. Built-in double wardrobe offers part shelf and hanging storage. Double radiator.



Bedroom 2 - 9'6" x 6'4"

Double bedroom with window to the rear aspect. Single pendant light fitting and smoke alarm to the ceiling. Carpet to the floor. Various power points. Double radiator.

Shower Room - 5'6" x 8'4"

Modernised Shower Room with low level WC, wall mounted wash hand basin with mixer tap and ceramic tiled splash back. Large shower enclosure with overhead mains shower. Ceramic tiling to the walls and floor. Single light fitting to the ceiling. Extractor. Wall mounted mirror and medicine cabinet. Double radiator. Window to the front aspect with obscure glass.



Garden

The front garden is mainly laid to lawn with a low level fence boundary.

Gate access to the Garden at the rear of the property which again, is mainly laid to lawn with a fence boundary. Paved patio seating area.





Driveway & Garage

Paved and stone chipped driveway providing off street parking for several cars. Detached Garage with up and over front door and a service door and window to the side of the Garage. The Garage has power and light.

Council Tax Band – Currently C

Note 1 –

All floor coverings, light fittings, blinds, fridge, washing machine and cooker are included in the sale.

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment
