



74 Drumduan Park, Forres IV36 1FQ



We are delighted to offer this superb 3 Bedroom Semi-Detached family home presented in good order throughout and located within a sought after area of Forres.

The property is within walking distance to the town and local amenities including primary & secondary schools, swimming pool, leisure facilities and supermarkets. The golf course and award winning parks are just a few minutes walk away.

Accommodation comprises; Entrance Hallway, Open Plan Lounge and Dining Kitchen, 3 Bedrooms and a Family Bathroom. The property benefits further from a Detached Garage, Off Street Parking, Front and Rear Garden, Gas Central Heating and Double-Glazing.

Viewing is Strongly Recommended

OFFERS OVER £195,000

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

Entrance Hallway - 7'6" x 5'7" (maximum measurement)

Entrance to the hallway is via a uPVC secure door with obscure glass panel. Single pendant light fitting and smoke alarm to the ceiling. Wall mounted carbon monoxide detector. Double radiator with radiator cover. Decorative alcove with glazed shelves. BT point and double power point. Built-in under stair cupboard providing storage space and houses the washing machine, consumer units and wall mounted gas fired boiler. Stairway leading to upper accommodation. Door leading to the Open Plan Lounge and Dining Kitchen.

Open Plan Lounge with Dining Kitchen

Lounge - 9'11" x 14'0"

A well presented Lounge with two double glazed windows to the front aspect with Roman blinds. Two light fittings and smoke alarm to the ceiling. Wood effect laminate to the floor. Single radiator, TV point, BT point and various power points. Archway to the Dining Kitchen.





Kitchen - 15'8" x 11'2"

Modern fitted Kitchen with a range of base units and wall mounted cupboards complimented by the work surface and decorative ceramic tiling to the walls. Stainless steel sink with drainer and mixer tap. Integrated appliances include an electric double oven, 4 ring gas hob and overhead extractor. Space available for a dishwasher and a fridge freezer. Two light fittings and heat sensor to the ceiling. Double radiator, BT point and various power points. Double glazed window to the rear aspect with a further double glazed window to the rear and side of the property. Ceramic tiling to the floor. Ample space available for a large table and chairs. uPVC double glazed door with glazed door leading out to the Garden.





Staircase & Landing

Carpeted staircase with handrail leading to upper accommodation. Single pendant light fitting, two power points & smoke alarm. Double glazed window to the side. Access to the loft. Built in cupboard offering shelved storage. Doors leading to Bedrooms and Bathroom.



Master Bedroom With En-Suite Shower Rom

Bedroom - 13'3" x 8'2" (plus door recess)

Double bedroom with double glazed window to the front aspect with curtain pole. Single light fitting to the ceiling. BT point and various power points. Double radiator. Fitted carpet to floor. Door leading to the Shower Room.





Shower Room - 2'7" x 4'4" plus shower enclosure

Low level WC, wall mounted wash hand basin with mixer tap and shower enclosure with overhead power shower. Wet wall finish. Single light fitting to the ceiling. Wall mounted

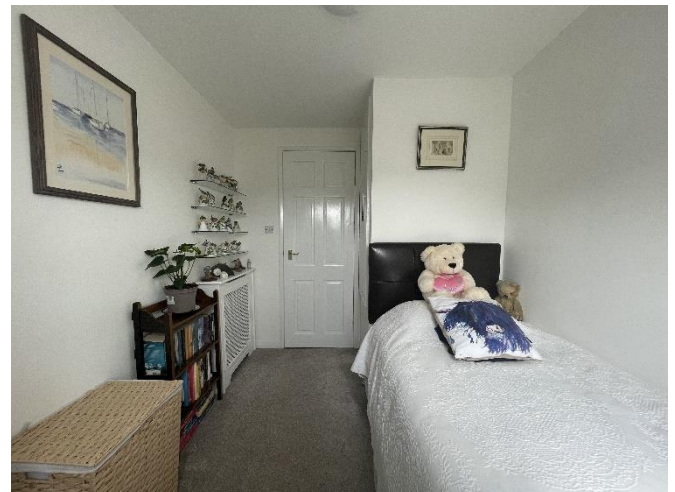
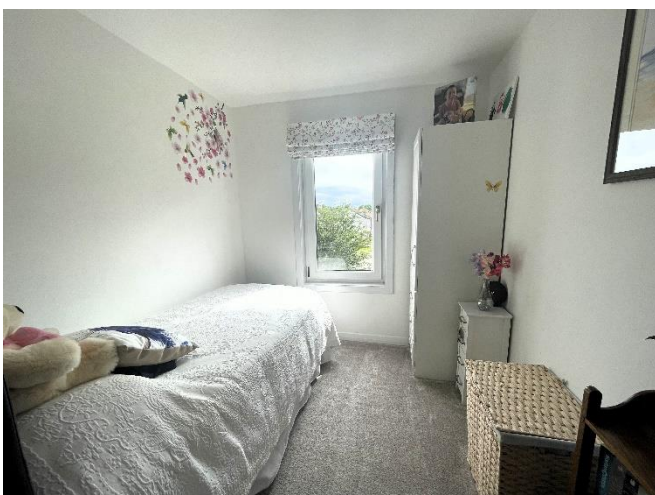
Bedroom 2 - 9'3" x 9'1"

Double Bedroom with double glazed window to the rear aspect. Fitted carpet to floor. Single fitting, single radiator, TV point and various power points. Built in cupboard with hanging and shelved storage.



Bedroom 3 - 10'4" x 7'4"

Bedroom with window to the front aspect with chrome curtain pole and hanging curtains. Fitted carpet to floor. Single light fitting, single radiator and various power points. Built in cupboard providing storage space.



Bathroom – 5'4" x 6'3"

Bathroom with double glazed obscure glazed window to the rear of the property. 3-piece suite comprising of a pedestal wash hand basin with mixer tap, WC and bath with overhead electric shower and shower screen. Ceramic tiling to the walls. Chrome accessories. Shaving point. Spotlight fitting & extractor fan to the ceiling. Double radiator. Wood effect laminate flooring. Wall mounted medicine cabinet fronted by mirror doors.



Driveway & Garage

Paved and chipped driveway, providing off street parking for several cars and leads to the Garage. The Garage, which has been divided has an up and over front door to the front and a further access door to the side. The garage also has power and light.

Front and Rear Garden

The front garden is mainly laid to lawn with flower beds with mature shrubs and there is also a lovely loc blocked seating area.

To the side of the property is a wooden store.

The Rear Garden is tiered with a decked area on the lower level and steps leading a further decked area and an area laid to lawn with a drying area. The garden is full of flowers, shrubs and mature trees, offering an abundance of colour and enclosed by a fence boundary. Timber shed for storage, situated next to the decking on the upper tier of the Garden.







Note 1

All floor coverings and light fittings 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
