



10 Highfield, Forbeshill, Forres IV36 1FN



We are delighted to offer this 3 Bedroom Semi-Detached bungalow which is located within the popular residential area of Forbeshill in Forres.

Forres is a popular Town with a good variety of National and local Businesses, Sports and recreational Activities, Award Winning Parks, Swimming Pool and Golf Course.

Accommodation comprises; Entrance Hallway, Lounge, Kitchen, 3 Bedrooms and a Bathroom. Further benefits include Electric Heating, uPVC Double Glazing and Soffits. Front & Rear Garden, Driveway and Garage.

An internal viewing is strongly recommended.

EPC Rating Band "E"

OFFERS OVER £145,000

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

Entrance Hallway – 14'3" (4.34m) x 3'0" (0.91m) extending to 10'0" (3.04m) x 2'10" (0.85m)

The property is entered through a uPVC door leading to the L-shaped hallway. Two pendant light fittings, coved ceiling, smoke alarm, carpet to the floor, 2 single power points and a radiator. Wall mounted coat hooks, bell chime and loft access. Doors lead to the lounge, kitchen, bedrooms and bathroom.



Lounge – 15'3" (4.64m) x 10'7" (3.22m)

Lovely front facing lounge with a 3-bulb ceiling light fitting, coving to the ceiling, carpet to the floor, tv point and various power points. Large radiator. Smoke alarm. Focal point is a fireplace with a wood surround, marble effect inset and hearth and electric fire. Large picture uPVC window with hanging voiles, curtain pole and curtains overlooks the front aspect.



Kitchen – 6'11" (2.1m) x 8'9" (2.66m)

Fitted kitchen with a range of wall mounted cupboards and base units with a roll top worksurface. Partial ceramic tiling around the stainless-steel sink with chrome taps. Slot in electric double oven and hob with overhead extractor hood. Space for a washing machine and fridge/freezer. Various power points, strip light fitting, heat detector, Dimplex electric radiator. Vinyl to the floor. Fitted cupboard houses the hot water tank and is partially shelved for storage. uPVC double glazed window with a roller blind and hanging voile overlooks the rear aspect.



Bedroom 1 – 8'3" (2.51m) x 10'10" (3.3m) plus door access

Double bedroom with a pendant light fitting, coved ceiling, carpet to the floor, Dimplex electric radiator, double and single power point. Tv Aerial. Built-in double wardrobe provides part shelf and hanging storage. uPVC double glazed window with hanging voiles and curtains overlooks the rear aspect.



Bedroom 2 – 6'8" (2.02m) x 9'10" (2.99m)

Bedroom with a pendant light fitting, coved ceiling, carpet to the floor, Dimplex electric radiator, double and single power point. Built-in single wardrobe provides part shelf and hanging storage. uPVC double glazed window with hanging voiles and curtains overlooks the rear aspect.



Bedroom 3 – 8'6" (2.59m) x 5'7" (1.7m)

Bedroom with a pendant light fitting, coved ceiling, carpet to the floor, Dimplex electric radiator, double power point. uPVC double glazed window with hanging voiles and curtains overlooks the front aspect. Cupboard conceals the fuse box.



Bathroom – 5'6" (1.67m) x 6'4" (1.92m)

3-piece suite comprising of a low-level W.C, pedestal wash hand basin with chrome taps and bath with chrome taps with overhead wall mounted electric shower and shower curtain. Dimplex electric radiator, carpet to the floor, extractor fan, obscure uPVC window with hanging curtains overlooks the side aspect.



Front & Rear Garden

The front garden is mainly laid to lawn and enclosed within a small fence boundary. A paved pathway leads to the front door with a step access, handrail and outside light. Few shrubs and a raised flower bed runs alongside the pathway. The side has an area to stone chips which is being used as a seating area. Outside tap. The rear is mainly laid to lawn and enclosed within a fence boundary with a timber gate for security. Some established shrubs around the perimeter fence. Small area to patio and a paved pathway leads to the rotary dryer.

Driveway & Garage

Paved and stone chip driveway provides off road car parking and gives access to the garage. The garage has an up and over front door. Concrete floor with breeze block walls providing power and light. Wrought iron gates secure the front of the property.



Note 1 –

All floor coverings, light fittings, blinds and curtains are included in the sale.

White goods in the kitchen are also included.

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.

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
