



75 Forbeshill, Forres IV36 1JJ



We are delighted to offer this 3 Bedroom Semi-Detached Bungalow located in the popular residential area of Forbeshill in Forres. The property is presented in immaculate condition with freshly painted walls and new floor coverings.

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, Kitchen, Three Bedrooms and a Bathroom. Further benefits include Gas Central Heating, Double Glazing, Enclosed Garden and Garage.

EPC Rating Band "D"

FIXED PRICE £156,950

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 panel.

Hallway

Hallway with two single pendant light fittings and smoke alarm to the ceiling. Carpet to the floor. Single radiator. Single power point. Wall mounted alarm panel, heating thermostat and bell chime. Built in cupboard housing the water tank and providing storage space. Doors lead to the Lounge, Kitchen, 3 Bedrooms and Bathroom.



Lounge - 13'10" x 13'10"

Good sized lounge with window to the front aspect with venetian blinds, chrome curtain pole and hanging curtains. Two wall mounted light fittings. Smoke alarm to the ceiling. Newly fitted carpet to the floor. Double radiator. TV point and various power points.



Kitchen - 6'9" x 11'0"

Kitchen with a range of base units, wall mounted cupboards and display shelf. Work surface and ceramic tiling to the walls. Stainless steel sink, drainer and mixer tap. Space available for a cooker, washing machine, dishwasher and fridge/freezer. Various power points. Four recessed spotlights and smoke alarm to the ceiling. Vinyl to the floor. Small window to the rear aspect. uPVC double glazed door leading to the Garden at the rear of the property.



Bedroom 1 - 12'4" x 8'5" (plus door recess)

Double bedroom with window overlooking the side aspect with chrome curtain pole and hanging curtains. Single pendant light fitting to the ceiling. Newly fitted carpet to the floor. TV and various power points. Single radiator. Built-in double wardrobe offers part shelf and hanging storage.



Bedroom 2 - 10'0" x 11'0"

Double bedroom with window finished with chrome curtain pole and hanging curtains to the rear aspect. Single pendant light fitting to the ceiling. Newly fitted carpet to the floor. TV and various power points. Single radiator. Double wardrobe with hanging and shelved storage.



Bedroom 3 - 8'0" x 8'10"

Multi panel glazed door leading to a single bedroom with window fitted with a venetian blind to the front aspect. Single pendant fitting to the ceiling. Newly fitted carpet to the floor. Single power point. Small cupboard housing the consumer units. Single radiator.



Bathroom - 5'6" x 7'10"

Bathroom with three-piece suite comprising of a low-level WC, pedestal wash hand basin with ceramic tiled splash back and bath with overhead electric shower and shower curtain. Ceramic tiling to the walls. Shaving point. Two recessed spotlights to the ceiling. Newly fitted grey vinyl to the floor. Single radiator.



Garden

The front Garden is easily maintained with an area laid to stone chips, an area laid to grass, fence boundary with gate access and path leading to the front door and to the Garage. Pathway to the side of the property, leading to the enclosed garden to the rear of the property with gate access. An area laid to grass, a patio seating area with a pergola. Wooden shed to one corner. External tap. Bin storage. Stone chipped area. Mature shrubs and plants.



Driveway & Garage

Concrete driveway providing off street parking. Detached Garage with up and over front door.

Council Tax Band – Currently C



Note 1

All floor coverings, light fittings, blinds, curtain poles and hanging curtains 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
