



58 Drumduan Park, Forres IV36 1FQ



We are delighted to present this 3 Bedroom Semi-Detached Home located in the popular residential area of Drumduan Park, which lies on the East side of Forres.

The property is positioned within a quiet cul-de-sac which enjoys fabulous views of the surrounding Cluny Woodland. Within walking distance of the Drumduan School, Golf Course, Squash Courts and Grant Park. The Town Centre provides further amenities to include Retail Shops, Banking Hub, Post Office plus many more.

Accommodation comprises; entrance hallway, lounge, dining room, kitchen, 3 bedrooms and a bathroom. Further benefits include uPVC double glazing, Gas Central Heating, front & rear enclosed garden. Driveway for off road car parking.

An internal viewing is strongly recommended.

EPC Rating Band "C"

OFFERS OVER £185,000

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

External Porch with outside light for security.

Entrance Hallway – 4'5" (1.33m) x 5'7" (1.7m) (maximum measurement)

Entrance to the hallway is via a uPVC secure door with ornate glass panel insert and 2 side glazed windows with overhead curtain pole and hanging curtains. Single pendant light fitting and smoke alarm to the ceiling. Double radiator, BT and single power point. Built-in under stair cupboard providing storage space and houses the fuse box, light fitting, wall mounted shelving and carpet to the floor. Stairway leading to upper accommodation. Door leading to the Lounge.



Lounge - 9'11"(3.02m) x 14'1"(4.29m)

A well-presented Lounge with pendant light fitting, artex ceiling, carpet to the floor, large double radiator, TV and various power points. Focal point of the room is an electric fireplace with wooden surround. Two uPVC double glazed windows both with vertical blinds, curtain pole and hanging curtains with matching tiebacks which overlooks the front aspect. Open arch to the dining room.





Dining Room - 7'11"(2.4m) x 11'2"(3.4m)

A generous dining space with a pendant light fitting, artex ceiling, double radiator, various power points and carpet to the floor. uPVC double glazed window with vertical blinds, curtain pole and hanging curtains with matching tiebacks overlooks the rear garden. Door to the kitchen.



Kitchen - 7'6"(2.28m) x 11'5"(3.47m)

Fully fitted kitchen with range of wall mounted cupboards with under unit lighting, base units with a roll top worksurface which is complimented by ceramic tiled splash back to the wall. Integrated appliances include an under counter electric oven, hob with built-in overhead extractor hood. Stainless steel sink with chrome mixer tap and drainer. Under counter space for a washing machine, fridge and freezer. 3 bulb light fitting, heat detector, double radiator, wood effect flooring. Various power points. uPVC window and secure door with half obscure glazed window overlooks the garden. Further uPVC windows with a roller blind enjoys views to the side aspect.



Staircase & Landing

Carpeted staircase with handrail leading to upper accommodation. Single pendant light fitting, single power points & smoke alarm. Carpet to the floor. uPVC double glazed window with hanging curtains to the side. Access to the loft. Built in cupboard offering shelved storage. Doors leading to Bedrooms and Bathroom.



Bedroom 1 - 9'3"(2.81m) x 9'2"(2.79m)

Double Bedroom with uPVC double glazed window and hanging curtains to the rear aspect. Fitted carpet to floor. Single light fitting, single radiator, TV point and various power points. Built-in wardrobe providing part shelf and hanging rail.



Bedroom 2 - 13'2"(4.01m) x 8'1"(2.46m) (plus door recess)

Double bedroom with uPVC double glazed window to the front aspect with vertical blinds, curtain pole and hanging curtains. Single pendant light fitting to the ceiling. Various power points. Single radiator. Fitted carpet to floor. Built-in wardrobe providing part shelf and hanging storage.



Bedroom 3 - 10'4"(3.15m) x 7'4"(2.23m)

Bedroom with uPVC double glazed window and hanging curtains to the front aspect. Fitted carpet to the floor. Single pendant light fitting, single radiator and various power points. Built in cupboard providing high level storage space.



Bathroom – 6'3"(1.89m) x 6'4" (1.92m)

Low level W.C, pedestal wash hand basin and bath with overhead mira shower and shower curtain. Full height tilting to the bath area and mid height tiling to the remainder walls. Vinyl to the floor. Obscure uPVC double glazed window to the rear aspect. White heated towel rail. Ceiling light fitting.



Front and Rear Garden

The front garden is mainly paved outside the external porch access. A small timber fence partially encloses the front and has a rockery flower bed with established shrubs and plants.

The Rear Garden is enclosed within a timber fence and secure gate access a the side. A large area to paved patio located outside the kitchen access. Two large planters with an array of flowers and shrubs sit either side of the access onto the lawn. The area of lawn provides a drying area and has a large privacy hedge to the rear of the property with flower beds surrounding the border. A timber shed with side access and two windows provides outside storage. Outside tap. Security light.

Parking

A paved and stone chip driveway provides off road car parking for two vehicles.



Note 1

All floor coverings, light fittings, blinds and curtains and integrated appliances 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.

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