



9 Forbes Road Forres, IV36 1HP



We are delighted to offer this spacious 3 Bedroom Detached Bungalow with Garage which is located within a small cul-de-sac to the West of Forres.

The property is well positioned close to the amenities of the Town Centre, which include National supermarkets, Post Office, local butchers and bakers, leisure facilities, award winning parks, primary and secondary schools. A bus stop and rail link are a short walk and serve the north of Scotland and beyond.

Accommodation comprises; entrance vestibule, hallway, lounge, dining room, conservatory, kitchen, 3 bedrooms and a shower room. Further benefits include Gas central heating, uPVC double glazing and single garage.

A viewing is strongly recommended.

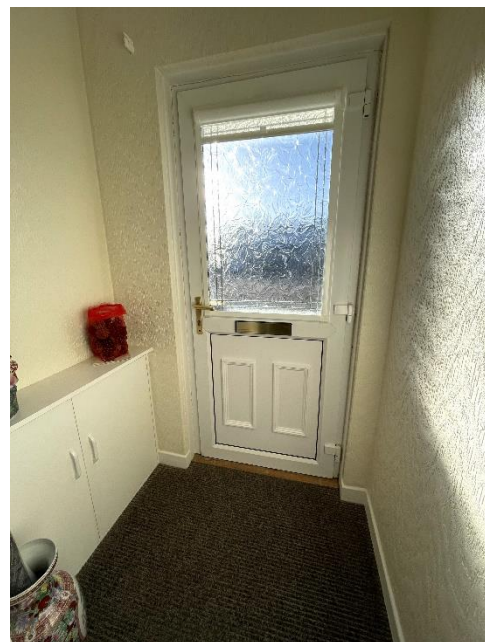
EPC Rating Band "D"

OFFERS OVER £260,000

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

Entrance Vestibule – 4'6" (1.36m) x 3'6" (1.06m)

Entrance to the property is through a secure door with lead piped window and integrated blind. Pendant light fitting, carpet matting to the floor. Built-in cupboard which houses the fuse box. Two-part glass panel door with side glazed window provides access to the hallway.



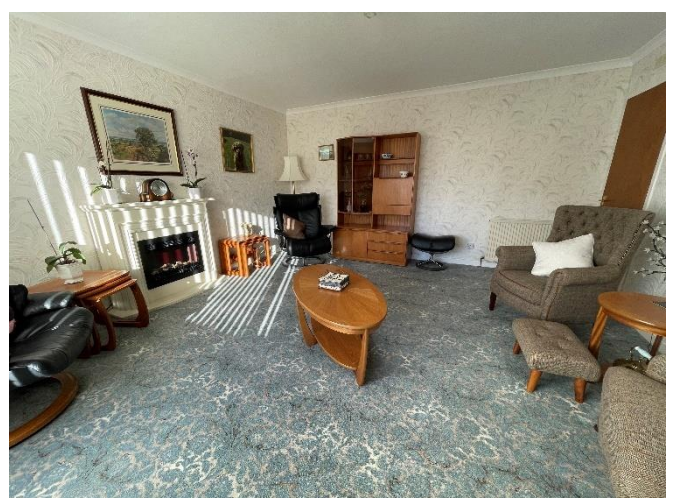
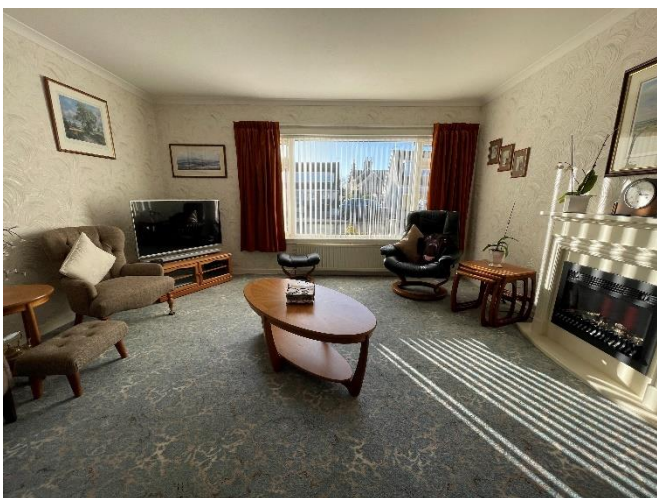
T-shaped Hallway – 15'9" (4.8m) x 4'5" (1.33m) extends to 18'3" (5.56m) x 3'4" (1.01m)

Two pendant light fittings to the ceiling, smoke alarm, loft access, radiator, carpet to the floor, wall mounted bell chime and thermostat control. Two single power points. Built-in cupboard fronted by wooden sliding doors offer part shelf and hanging storage. Two further cupboards with shelving. Doors lead to the lounge, Dining Room, Bedrooms and Shower room.



Lounge – 15'8" (4.77m) x 14'6" (4.42m)

Nicely presented and spacious front facing room with large uPVC window with vertical blinds and hanging curtains. 6 bulb ceiling light fitting, coved ceiling, carpet to the floor, double and single radiator, TV and various power points. Electric fireplace.



Dining Room – 8'6" (2.59m) x 14'5" (4.39m)

Dining area which provides access to the kitchen. Double multi panel glass doors lead into the conservatory. 4 bulb ceiling light fitting, wood effect flooring, double radiator, smoke alarm, tv and various power points.



Conservatory – 8'3" (2.51m) x 7'6" (2.28m)

Lovely sunroom to the rear of the property which is finished with a dwarf wall with uPVC double glazed windows with vertical blinds and a full glass uPVC door with integrated blind which leads into the rear garden. Wall mounted 3 bulb light fittings, wood effect flooring. Double power point.



Kitchen – 10'7" (3.22m) x 9'8" (2.94m)

Fitted kitchen with a range of wall mounted cupboards and base units with a roll top worksurface which is complimented by ceramic tiled splash back to the walls. Integrated appliances include an eye level double oven, electric hob with built-in overhead extractor hood. Sink with chrome mixer tap. Space for a washing machine and fridge freezer. strip light fitting, various power points. uPVC double glazed window to the side aspect. Further uPVC window with vertical blind to the rear aspect. Wood effect flooring. Two built-in double cupboards provide part shelved storage space; one houses the boiler. Carbon monoxide alarm and heat detector.



Bedroom 1- 11'7" (3.52m) x 12'0" (3.66m)

Double bedroom with a pendant light fitting, carpet to the floor, single radiator, various power points. Bul-in double wardrobe fronted by wooden sliding doors provides part shelf and hanging storage. uPVC double glazed window with fitted blinds and hanging curtains overlooks the front aspect.



Bedroom 2- 10'9" (3.27m) x 9'9" (2.96m)

Double bedroom with a pendant light fitting, carpet to the floor, single radiator, BT and various power points. Built-in large single wardrobe part shelf and hanging storage. uPVC double glazed window with net curtains and hanging curtains overlooks the rear aspect.



Bedroom 3 – 8'9" (2.66m) x 10'9" (3.27m)

Double bedroom with a pendant light fitting, carpet to the floor, single radiator, various power points. Built-in wardrobe part shelf and hanging storage. uPVC double glazed window with net curtains and hanging curtains overlooks the rear aspect.



Shower Room – 10'9" (3.27m) x 5'4" (1.62m)

Good sized shower enclosure with Gainsborough electric shower, full height tiling to the walls and glass shower screen. Low level W.C, vanity wash and basin with chrome mixer tap, wall mounted mirror with wet wall splashback. Ceiling light fitting, vinyl to the floor, uPVC double glazed obscure glass window to the rear aspect. Single radiator with wall mounted shelf. Chrome accessories.



Front & Rear Garden

The front garden is of low maintenance stone chips and is partially retained within a wall boundary. Paved pathway leads to the front door.

The garden to the rear is enclosed within a high hedge boundary for privacy. Large area to stone chips which doubles up as a drying area. Paved patio seating area. Timber shed for storage. Step access to the Conservatory. Timber fencing to the side with secure gate to the front.



Driveway & Garage – 9'5" (2.86m) x 16'9" (5.1m)

Loc block driveway provides off road car parking and gives access to the garage.

The garage is constructed of breeze block walls with a concrete floor, up and over door to the front. Utility area to the back wall with stainless steel sink and roll top worktop. Power and plumbing for a washing machine and tumble dryer. Wall mounted shelving.

Note 1 – All fitted floor coverings, light fittings, blinds and curtains, integrated appliances are included in the sale.

Council Tax Band "D"

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.

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.
